



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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### DRYWALL INSPECTION CHECKLIST

**This is to be used as a general checklist; it is not inclusive of all code requirements and inspection criteria.**

**Based on the California Building Code (CBC) and referenced ASTM standards.**

- Approved plans and inspection card shall be on job site. [CBC 107.3.1 & 105.7]
- Drywall shall not be installed until weather protection has been provided on the exterior of the structure. [CBC 2508.2.1]
- All drywall shall be in place and fastened.
- Check plans for nailing schedule requirements for locations. (non-rated vs. fire-rated)
- Drywall type, thickness and fastener requirements shall be in accordance with:
  - Approved plans and specifications.
  - UL listed standard for fire assemblies.
  - Per ASTM C840
    - Ceiling first
    - Joints stagger on opposite sides of walls
    - No joints over windows or doors
- Screws shall be spaced a maximum: WALLS: 12"o.c. for edges/16"o.c. for field. CEILINGS: 12"o.c. (non-rated)
- Nails shall be spaced a maximum: WALLS: 8"o.c. CEILINGS: 7"o.c. (non-rated)
- Fasteners (screws or nails) for fire-rated assemblies shall be per the design.
- Fasteners shall be placed not less than 3/8 inch from edges and ends of wallboard.
- Fasteners shall not fracture the face paper of wallboard. [ASTM C840.7.1.5]
  - Gypsum wallboard single-layer fire-rated assemblies shall have joints and fasteners treated. [CBC 2508.4] with some exceptions
- Water Resistant Gypsum (Greenboard) shall not be used in the following: [2509.3].
  - Over a vapor retarder.
  - In areas subject to continuous high humidity.
  - On ceiling where framing space exceed 12" on center for 1/2" (16" o.c. for 5/8")
  - In showers or bath tub enclosures.
- Tile backer board installed per manufacturer's installation instructions (with listed fasteners) installation instructions on site for inspection.
- For 1-HR and 2-HR rated walls for single ply and two-ply applications each layer shall be inspected for fastener spacing, penetration and wallboard overlap requirements.
- Penetrations through Fire-Rated Assemblies shall be protected by an approved listed penetration Fire-Stop System and have an F-Rating of not less than the required rating of the wall penetrated. (Fire Caulking, and in some cases mineral wool backing) CBC 713
- Rated wall penetrations may require blocking to hold rock wool in place (pre-intumescent)
- No wallboards gaps > 1/8" at electrical outlet boxes. [CEC 314.21]
- Electrical outlet boxes shall not be recessed more than 1/8" from face of drywall and must be flush with or project past combustible surfaces. [CEC 314.20]