



Residential Underfloor Framing Inspection Checklist

The following items are to be reviewed for completion by the contractor/owner prior to scheduling an inspection. Please keep in mind that this document is intended as a guide and is not an all-inclusive list and additional items may be required. Partial and phased inspections identified during the inspection process may require additional inspection fees per Building Department Fee Schedule.

OK N/A GENERAL:

- Inspection is completed prior to installation of floor sheathing, placement of insulation, and/or erection of walls.
- Any changes to the plans have been approved by the project design professional and the Building Department including but not limited to floor framing material, ventilation requirements, relocating underfloor appliances, etc. (Under-floor areas with storage, fuel-fired equipment or electric-powered equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheetrock or a sprinkler system). (CRC R302.13)
- New underfloor plumbing and ducting must be installed at this inspection if they will be difficult to inspect later due to restricted access from the floor sheathing installation. Plumbing must be under the required test for detecting leaks.

ATTACHMENT TO FOUNDATION

- Sill plates in contact with concrete foundations shall be pressure treated and have a minimum bearing area of 48 sq. inches. (CRC R502.6) Sill plates shall have a minimum of (2) anchor bolts per plate.
- Anchor bolts have been spaced according to the shear schedule, and any interior shear panels on cripple walls have been installed (if double sided shear panels are called for, only install one side until anchor bolts and hold downs have been inspected). Anchor bolts have 3"x3"x0.229 plate washers at braced or shear walls, cut washers are permitted for anchor bolts not located in braced/shear wall lines. If slotted plate washers are used, a standard cut washer must be added.
- Hold down anchors shall have couplers with inspection holes visible when using all-thread to extend through cripple walls. "Squash/Crush" blocking shall be in place at hold down locations and posts to provide continuous load path to the foundation.

CLEARANCES

Wood of natural resistance to decay or pressure treated (PT) wood shall be used for the following (CRC R317.1):

- Wood subfloor and framing less than 18" under joists or 12" under girders to the ground
- Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8" from the ground
- Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches from concrete steps, patio, etc. that is exposed to the weather.
- Posts in basements on concrete piers/metal pedestals shall be PT or natural resistance to decay unless the pier/pedestal projects 1" above the concrete and is separated from the post by an approved moisture barrier.
- Posts in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more.

FRAMING

- Floor framing shall match the approved plans and be installed according to the manufacturer's installation instructions if other than wood framing members. Labels for grades of lumber shall be visible. No significant defects shall be present.
- Floor joists, rim boards, posts, girders, and blocking have the required fasteners and hardware/connectors installed.
- Minimum access through the floor shall be 18"x24" and 16"x24" through a perimeter wall. (CRC R408.4)
- Notching of all framing members does not exceed maximum code allowances. Cripple wall studs have been doubled and stitched together when notching over anchor bolts. See figure below: CRC R502.8
- Cuts, notches, and bored holes in engineered wood products are prohibited except where permitted by the manufacturer's recommendations or where the effects are considered in the design by the registered design professional (CRC502.8.2)

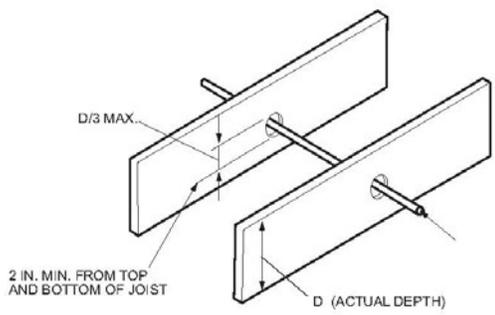
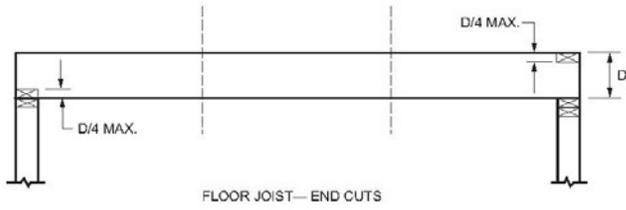
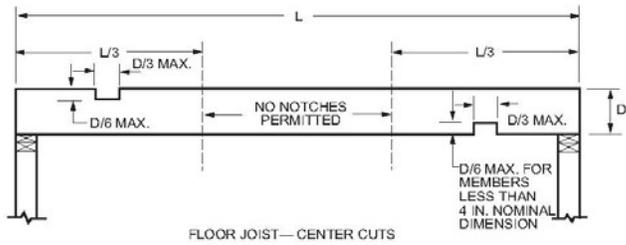
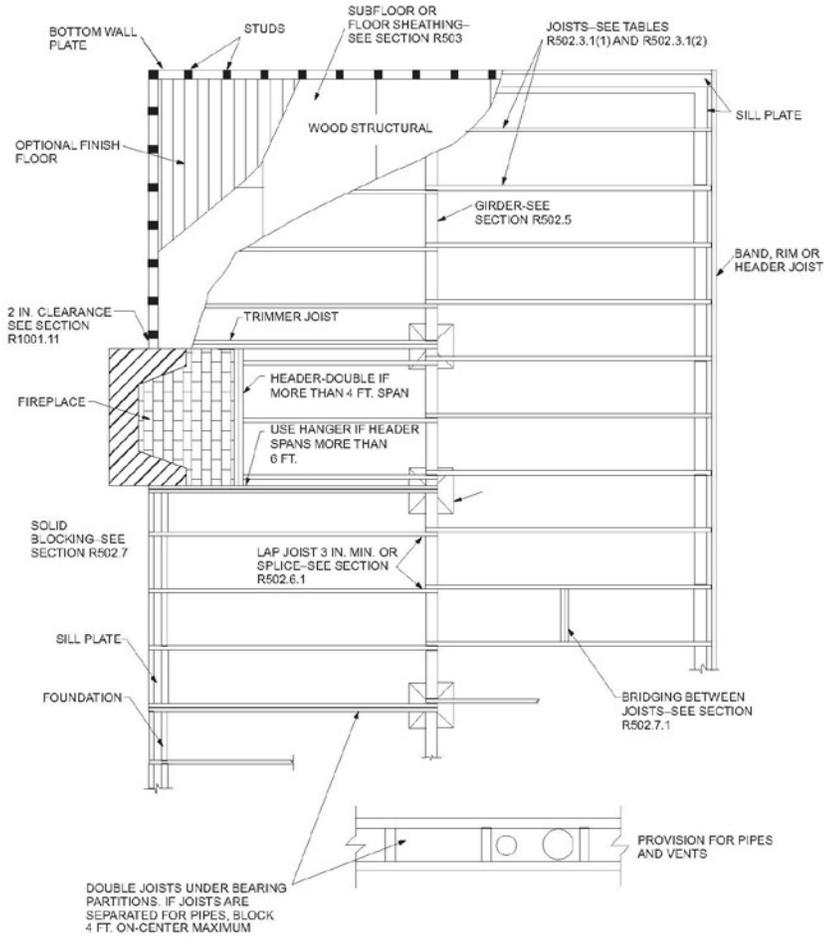


FIGURE R502.8
CUTTING, NOTCHING AND DRILLING



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R502.2
FLOOR CONSTRUCTION

This is not an all-inclusive list and additional items may be required as determined during the inspection.