



Residential Framing Inspection

This Residential Inspection Quick Sheet reflects the [2018 Seattle Residential Code](#) (SRC) code requirements. Please verify the following before scheduling a framing inspection. Please note that construction projects vary. As such, additional requirements may be needed.

This **framing** inspection will occur after the exterior **structural** inspection is completed and before you install interior insulation or cover any framing.

Permits and Plans

- Job address shall be posted in a visible location. (Seattle Residential Code Chapter 3) (R319.1)
- Permit and approved plans are on site and accessible to the inspector. (R105.11)
- All required electrical, mechanical, fire sprinkler, and plumbing rough-in inspections have occurred and been approved for cover. (R106.10)

General

- The roof is complete and exterior weather-resistant barrier (WRB) is installed. (R703.1)
- There is no significant moisture remaining in the wood framing.
- Penetrations at top/bottom plates, fire blocks, soffits, etc. are sealed. See code section (R302.11) for specific locations and approved materials.
- Check that smoke alarm, carbon monoxide, and heat detectors are wired at all required locations. (R314, R315)
- Tempered glazing is installed at the required areas. (R308.4)
- Provide attic access to areas exceeding 30 square feet and a vertical height of 30 inches or greater. The rough framed opening is a minimum of 22 inches by 30 inches with a minimum of 30 inches of unobstructed headroom above the access. (R807)
- Sill heights at emergency escape and rescue openings are framed to allow 44 inches maximum distance from finished floor to the bottom of the clear opening. (R310)

Stairs

- There shall be a floor or landing at the top and bottom of each stairway. (R311.7.6)
- The headroom in stairways shall be minimum 6 feet, 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway. (R311.7.2)
- All stairways have lighting. (R311.7.9)
- Stair riser height shall be a maximum 7 ³/₄ inches. The greatest riser height shall not exceed the smallest by 3/8 inches. (R311.7.5.1)
- Stair tread depth shall be minimum of 10 inches. The greatest tread depth shall not exceed the smallest by 3/8 inches. (R311.7.5.2)

Hold-Downs and Hardware

- Any required special inspections have been completed and reports are available to the inspector. (Epoxy bolting, welding, moment frames, etc.)
- Confirm all hold-downs and straps are installed and attached properly per approved plans and/or manufacturer's specifications.
- Full height studs are required at strapping and hold-downs.
- Fasteners and hardware for preservative-treated and fire-retardant treated wood shall be of hot-dipped galvanized steel, stainless steel, silicone bronze, or copper. (R317.3)
- Anchor bolt size and spacing is per the shear wall schedule on the approved plans. (R403.1.6)
- Joisting at decks shall be of preservative-treated lumber. (R317.1)

Walls

- All point loads continue to the foundation. (R301.1)
- The fastener types and sizes are per the approved plans. (R301.1)
- Top plate splices less than 24 inches, or plates over-notched or over-bored, are strapped with a minimum 16 gage by 1 ½ inch wide metal strap with (8) 10d nails per side.
- Double and triple trimmers installed under headers, lintels, and beams. (Table R602.7(1))
- The wall studs are sized per plan and per code. (Table R602.3(5))
- Check for damage to framing from drilling or notching for electrical, plumbing, and HVAC. See code section (R602.6) for requirements for notching and drilling wood framing.

Floors

- Bearing at floor joists to be 1 ½ inches at wood or steel and minimum 3 inches at masonry or concrete. (R502.6)
- Joist framing shall lap at least 3 inches where framed from opposite sides of bearing support and nailed together with (3) 10d face nails. (R502.6.1)
- I-joists installed per manufacturer specifications.
- Floor crawl access is 18 inches by 24 inches. (R408.4)

Roof Framing

- The rafters are framed opposite each other at the ridges. (R802.4.2)
- Notches on the ends of rafters don't exceed ¼ the nominal joist depth. (R502.8.1)
- Holes are not within 2 inches of the top or bottom of the rafter, and the diameter is not greater than 1/3 the nominal depth. For I-joists, refer to the manufacturer's specifications. (R802.7.1)
- Rafter ties are completed where required. (R802.4.2)
- Purlins, collar ties, and struts are installed as required. (R802.4.5)

Trusses

- Truss specifications are on site. (R802.10.1)
- The truss specifications have been stamped by an engineer. (R802.10.2)
- The truss configuration meets the designed drawings. (R802.10.1)
- Required hangers installed per specifications. (R802.10)
- The truss bracing has been completed as noted and shown on the truss specifications. (R802.10.3)

LEGAL DISCLAIMER: This should not be used as a substitute for codes and regulations. The customer is responsible for compliance with all code and rule requirements.