


<i>Bellevue Bothell Burien Duvall Issaquah Kenmore Kirkland Mercer Island</i>	
 MyBuildingPermit.com <small>a service of eCityGov.net</small>	INSPECTION CHECKLIST Residential Roof Sheathing & Shearwall /Braced Wall Panel Inspection July 2007
<i>Mill Creek Mukilteo Renton Sammamish SeaTac Snohomish County Snoqualmie Woodinville</i>	

2006 Codes

This checklist is intended for use to prepare for an inspection. This is only a general list and is not intended to address all possible conditions. References are from the 2003 International Residential Code (R) and the 2003 International Building Code (IBC).

Please verify the following before calling for a roof sheathing or shearwall inspection.

Permits and Plans

- Job address is posted in a visible location. (R321.1)
- Permit and approved plans are on site and accessible to the inspector. (R105.7, R106.1.2, and R106.3.1).
- Permit information is correct (address, permit number, description of work, etc.)
- Previous required building inspections are approved. (R109 and R104.4)
- Exterior wall / roof eaves 1-hour fire resistance rated when < 3' fire separation distance from the property line. (R302.1 as amended by Washington State)

Exterior Wall Sheathing / Braced Wall Panel

- Exterior wall sheathing inspection is required prior to papering or siding.
- Verify the sheathing is the grade and thickness specified on the approved plan.
- Verify the sheathing is nailed per the shearwall/braced wall panel schedule. (R602.3, R602.10, or IBC 2304.9 & 2306.3.2)
- Sheathing edges blocked and nailed per shearwall/braced wall panel schedule. (R602.10.7,8,9,10 & R602.11.1,2,3 as amended by Washington State)
- End joints occur over framing. (R602.10.7)
- Stud and plate sizes are per plan. [Table R602.3.2, (1) & (2)]
- Dbl 2x's or 3x's as required per plan and shearwall schedule. (R602)
- Type of fasteners are per the shearwall/braced wall panel schedule shown on the approved plan. (R602.3, IBC 2304.9 & 2306.3.2)
- Fasteners and hardware for pressure preservative and fire-retardant-treated wood are hot-dipped galvanized steel (coated weight per ASTM A153), stainless steel, silicon bronze or copper. (R319.3 and manufacturer's requirements)
- Fasteners are not spaced less than 3/8" from edges or ends of sheathing. (R602.10 & IBC 2305.1.2.1)
- Fasteners at end joints are not spaced greater than 6" on center and are firmly driven into the framing members. (R602.3)
- Fastener heads or crowns don't penetrate the outer veneer of plywood. (IBC 2304.9.)
- The maximum height to width ratio cannot exceed 3.5:1 for shearwalls. (R602.10.5, R602.10.6.2 & IBC Table 2305.3.3)
- Pressure treated materials installed where ever concrete is being poured against wood construction. (R319)
- Check plans for lateral restraint panels and confirm completion per design.

Exterior Roof Sheathing

- Roof sheathing inspection is required prior to papering or roofing.
- Mid-span clips are installed as required by approved plan.
- End joints occur over framing. (R803.2.2)
- Fasteners at end joints are not spaced greater than 6" on center and are firmly driven into the framing members. (R602.3)
- Check plans for any specified blocking and/or nailing. Example: Shearwall connections to roof diaphragm.
- Check plans and schedules for fastener type and size.
- Field nailing, gable end walls, & perimeter blocking is nailed per approved plan. (R803.2.3).

Holdowns and Hardware

- Confirm that all floor to floor, wall to floor and lateral straps are installed per the approved plans.
- Holdowns not over-spalled beyond manufacturer's minimum requirements. Spalling 1"- 4" will cause a reduction in load capacities. See manufacturer's installation instructions.
- Holdowns and straps are nailed per approved plans and/or manufacturer's specifications.
- Full height studs required at strapping and holdowns.
- Multiple studs are installed at strapping and holdowns as required per approved plan.
- Check that bored holes are sized and spaced correctly for holdown type.
- Check anchor bolting at garage walls as they typically aren't complete at the underfloor inspection. (R403.1.6)
- Anchor bolt size and spacing is per schedule. (R403.1.6)
- A 3 x 3 x 1/4" washer is required on all prescriptively designed structures, check the approved plans. Slotted washers 316" larger than bolt are allowed in conjunction with a standard cut washer. (R602.11.1 as amended by Washington State)
- A 2 x 2 x 3/16" washer is allowed at anchor bolts if the house was designed by a professional and selective and comprehensive wind and seismic calculations were submitted, reviewed and approved by the building department. (IBC 2305.3.10)