

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 to the 2006 International Residential Code (IRC).

Permits and Plans

- Job address is posted in a visible location. (R321)
- Permit and approved plans are on the site. (R106.3.1 and R105.7)
- Previous required inspections are signed off. (R109.4)
- Note corrections left which need to be addressed at this time.
- If foundation was special inspected, the reports are with the permit and approved. (R109.2)
- Check approved plans for identification of flood hazard area and associated requirements for construction. (R109.1.3 & R323)
- Check approved plans for building height restrictions. (Per the local jurisdiction)

Grade

- Unbalanced backfill 48" maximum unless engineered otherwise. (Table R404.1.1 (1))
- Grade under girders/beams is 12" minimum. (R319.1)
- Grade under joisting is 18" minimum. (R319.1)
- If less than these dimensions beams, joisting, and sub-floor are treated. (R319.1)
- Grade minimums at sloped crawls. Typically 1 unit vertical to 3 units horizontal. (R403.1.7)
- Fill added under slab on grade compacted and sound. (R506)
- Verify lowest floor elevations for any construction identified as being in flood hazard areas. (R 109.1.3, & R323)

Foundation

- Foundation has not been damaged by backfill. (R404.4.10)
- All footings, pads and sonotubes are located and sized per plan.

Hardware

- Anchor bolting is installed per shearwall schedule when specified and at a minimum of 2 per plate, maximum 6' o.c., maximum 12" from plate ends and not less than 7 bolt diameters from end of each piece. Properly sized nut and washer (minimum 3"x 3" x 1/4") tightened on each bolt. (R403.1.6)
- Square hot-dipped galvanized plate washers (minimum 3"x 3" x 1/4") are installed at pressure treated plates within the width of the plate at anchor bolts. (R602.11.1)
- Fasteners for pressure treated wood are hot-dipped galvanized, stainless steel, silicon bronze or copper. Exception: Anchor bolts 1/2" or larger. (R319.3)
- Connectors for pressure treated wood are per manufacturer's listing.
- Check for missing or damaged holdowns and anchor bolts within sill plate.

- Check for any strapping at drag struts, etc. which may occur at tops of joisting that will be covered by subfloor.
- Check for any strapping, holdowns, top flange hangers, specified hardware, etc., which occur at underfloor areas.

Framing

- Review floor plan for joists, beams, and posting.
- Note their size, type, spacing, grade, etc.
- Dimensional joist bearing to be minimum 3" on concrete or masonry and 1 ½" on wood or metal. (R502.6)
- Hangers are installed at headouts, cantilevers, etc. (Table R502.3.3 (1) footnote d)
- Joists bearing and beams are supported laterally at ends and at bearing points by solid blocking. (R502.7)
- Nailing of joisting, double joists, rims, etc. are per plan and code. (Table R602.3 #1)
- If wood I-joists are being used, verify layout and installation guides are onsite. Check that blocking detail, bearing requirements, etc. are per manufacturer's specifications.
- Load bearing cripple walls with studs < 14", are fully blocked or sheeted with plywood and nailed per shear schedule. (R602.9)
- When cripple wall studs exceed 48", the studs are the size required for an additional story. (R602.9)
- Load bearing cripple walls are braced per code minimum. (R602.10.2)
- Crawl access: 18" x 24", with an unobstructed opening (no beams, posts, plumbing, duct work, etc. (R408.3)
- Identify any point loads which require blocking, posting, joisting additions.
- Identify shearwalls and note joisting and/or hardware details.
- Positive connections at post to pads, post to beams, etc. (R502.9 and R407.3)
- Check areas where shearwall/floor diaphragm nailing and/or blocking may occur (typically blocking perpendicular to joisting, or specified hardware are connections).
- Check crawl space venting requirements. 1 square foot for each 150 feet of under-floor space. Can be seen at later inspection. (R408.1 and R408.2)
- Check areas where plumbing may cause problems, such as toilet flanges centered on joists, plumbing walls, etc.

Framing/Concrete

- Individual concrete or masonry piers project at least 8" above exposed ground unless the columns or posts that they support are of approved wood of natural resistance to decay or treated woods. (R319.1.4 #2)
- Girders entering masonry or concrete walls have ½" air space at back and sides. (R319.1.4 #4)
- Girder end joints occur over supports. (R502.6)
- Foundation plates, sills, and sleepers on concrete, which is in direct contact with the earth, are to be treated wood or wood of natural resistance to decay. (R319.1 #3)
- Columns and posts located on concrete or masonry floors or decks exposed to weather or water splash, if not treated wood, supported by concrete piers or metal pedestals projecting minimum 6" above exposed soil and minimum 1" above such floors. (R319.1.4 #1)
- Check areas where exceptional conditions may occur. Example:
 Patios, slabs, step areas: treated plywood and flashing to be installed where concrete is being poured up against framing. Where concrete is being poured over framed floor, approved protective moisture barrier must be installed and inspected prior to concrete pour, or joisting and plywood sheeting required to be pressure treated. (R319)