

RESIDENTIAL FRAME INSPECTION REQUIREMENTS

GENERAL

The Frame Inspection is a complete weather tight inspection of the Framing, Rough Electrical, Top Out Plumbing and Top Out Ducts/Flues.

DETAILS

Note: The City of Rancho Cordova requires a Shear Inspection prior to the Frame inspection, this inspection includes all hardware, roof nailing and shear wall nailing on residential housing.
Exception: when the engineer does not call out roof nailing on plans and no roof shear transfers are required, the roof may be covered prior to the Shear Inspection.

1. An approved set of Plans with the appropriate required permits must be on the job Site.
2. All roofing must be completed, all roofing material (shakes, composition, etc.,) flashing and roof jacks installed properly. Exception: tile roofs need to be felted and loaded only.
3. Framing requires that all beams, bracing, hangers, straps and shear panels must be in place and properly secured as per plans and/or Standard Framing Methods. All Exterior (outside) siding and/or stucco paper/lath, windows and door jambs must be installed and flashed properly. DO NOT INSULATE OR INSTALL SHEETROCK.
4. A Topout Plumbing Inspection is required at the time of the Frame Inspection. At the Topout Plumbing Inspection, all tubs and showers shall be set and plumbed. If tubs and showers are of the hot-mop type, it will be necessary to fill with water to the overflow level. All water piping must be under operating pressure or static pressure of minimum 50 psi. Gas piping must be in place and capped. All plumbing pipes must be secured as needed.
5. Metal protection straps are required whenever any Plumbing pipe or Electrical wiring is within 1-1/4 inches of any nailing surface.
6. Heating Ducts and Flues: All ducts must be installed, properly supported, sealed and insulated. All register boxes and plenums must be blocked in and secured. All flues (Fireplace, Water Heater, Furnace, etc.) must be completed through roof and secured to maintain proper clearances from combustibles.
7. Electrical: All electrical wiring circuits must be installed, protected, secured and terminate in the main power panel. All receptacle, light and junction boxes shall be made up (grounds, neutrals, switch legs, etc.) DO NOT INSTALL THE RECEPTACLES OR SWITCHES IN BOXES BEFORE FRAME INSPECTION. The main power panel does not need to be made up; however, all wires must run to it. Provisions will be made for a future circuit by installing an empty conduit from the main panel to the attic, subfloor crawl space or other approved location, making it accessible.
8. The Ufer ground clamp must be turned toward the outside and an access hole must be provided for inspection from the outside of the house.