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 of Ducts/Flues. Fire Department and Water Resources Department approvals must be obtained prior to requesting this inspection. Failure to do so will result in cancellation of this inspection.

DETAILS

Sacramento County requires a shear inspection of the lateral force systems components 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. One coat Stucco systems do not require window installation prior to shear inspection.

1. An approved set of plans with the appropriate required permits shall be on the job site. SFA plans are issued under conditional approval and may be subject to redesign depending on actual site conditions.

2. All roofing must be completed, all roofing material (shake, 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 Conventional 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. DO NOT CONCEAL ANY WORK THAT HAS NOT BEEN INSPECTED. REINSPECTION FEES MAY RESULT

4. A Top out Plumbing Inspection is required at the time of the Frame Inspection. At the Top out 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, capped and pressurized to 3 psi minimum. All plumbing pipes must be secured as needed. DWV shall be under test through roof.

5. Metal protection plates are required whenever any plumbing pipe or electrical wiring is within 1-1/4 inches of any nailing surface. This requirement applies to Fire sprinkler piping as part of the NFPA 13 D systems.

6. Heating Ducts and Flues: All ducts must be installed per manufactures specifications and the California Mechanical Code. They are to be 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 per the California Electrical Code. Conductors are to be, protected, secured and terminated 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, sub-floor crawl space or other approved location, making it accessible

8. Fire Sprinkler systems must be signed off by the local fire department prior to frame inspection. 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. No access required for continuous ground wire from bus ground lug in panel to 20’ into footing 3” off bottom of trench.