



Building Framing Inspection Checklist

Residential Inspections

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This checklist is provided as a reference tool, and it is not intended to be exhaustive of all possible requirements. Please refer to the latest adopted International Building Code (IBC), International Residential Code (IRC), International Energy Conservation Code (IECC), International Swimming Pool and Spa Code (ISPSA), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), National Electric Code (NEC), Local Amendments (LA), Austin Energy Design Criteria (AE Design), City of Austin Building Criteria Manual (BCM) and City of Austin Land Development Code (LDC) for code sections listed below. Items without a code reference are included for advisory purposes or based on departmental policy.

- International Codes <https://codes.iccsafe.org/public/collections/I-Codes>
- Uniform Codes <http://www.iapmo.org/>
- NEC <https://www.nfpa.org/>
- Local Amendments, AE Design, BCM, LDC <https://library.municode.com/TX/Austin>

Please verify the following before calling for the framing inspection:

103 Framing (General)

- The contractor or responsible party has reviewed this checklist to ensure the dwelling is ready for inspection.
- Job address is posted in a visible location. *IRC section R319.1*
- All required documents are on site or uploaded to permit, including, but not limited to, termite treatment letter, foundation report, wallboard report, duct and envelope leakage reports, and impervious cover (if applicable).

103 Framing (Exterior)

- House numbers are plainly visible, minimum 4 inches high, of contrasting color, and legible from the street or road fronting the property. *IRC R319.1*
- All exterior windows, penetrations and openings have been sealed. *IRC R703.1*
- Chimney terminations are 2 feet above any roof/structure within 10 feet and at least 3 feet above the highest point where the chimney passes through the roof. *IRC R1003.9*
- Spark arresters are installed on top of the chimney. *IRC R1003.9.2*
- Concrete and masonry foundation walls extend above the finished grade at least 4 inches where masonry veneer is used and at least 6 inches everywhere else. *IRC R404.1.6*
- The grade at the foundation falls away from the building at least 6 inches within the first 10 feet. Where this is not feasible, drains or swales are constructed to ensure drainage away from the structure. *IRC R401.3 & exceptions*
- A controlled method of water disposal from roofs is in place to collect and discharge roof drainage to the ground surface at least 5 feet from foundation walls or to a drainage system approved for expansive or collapsible soils. *IRC R801.3*
- Exterior doors have landings with width not less than the door served, and a minimum dimension of 36 inches measured in the direction of travel. *IRC R311.3*
- The floor or landing at the required egress door is not more than 1.5 inches lower than the top of the threshold. *IRC R311.3.1*
- The landing or floor on the exterior side of the required egress door is not more than 7¼ inches below the top of the threshold, provided the door does not swing over the stairway. *IRC R311.3.1 exception*

- The floor or landing at the required egress door shall not be more than 1.5 inches lower than the top of the threshold. *IRC R311.3.1*
- Steel masonry lintels bear at least 4 inches and are painted to resist corrosion. *IRC R703.8.3*
- Flashing has been installed at exterior window and door openings and all other areas as required. *IRC R703.4, R703.8.5*
- For masonry construction, weep holes have been provided every 33 inches. *IRC R703.8.6*
- A drip edge has been provided at eaves and rake edges of shingle roofs. *IRC R905.2.8.5*
- A compliant impervious cover survey, consistent with site conditions, has been provided for any project within 5 percent of the maximum amount allowed.
- Visitable dwelling includes at least one no-step entrance *IRC-LA R320.7*

103 Framing (Decks)

- Deck placement, setback, size and materials are consistent with approved plans.
- Deck is positively attached and supports both lateral and live loads of at least 40 pounds per square foot. *IRC R301.5, R502.2*
- All deck materials are approved and decay resistant. *IRC R317.1, R317.1.1, R317.2*
- Fasteners and hardware for pressure preservative and wood treated with fire retardant are made with hot-dipped galvanized steel, stainless steel, silicon bronze or copper. *IRC R317.3, R317.3.1*
- Ledger for decks is bolted/lagged to structure. *IRC table R507.9.1.3*
- Bottom of footings are at least 12 inches below grade for freeze protection. *IRC Table R301.2.(1)*

103 Framing (Guards and Handrails)

- Guards are adjacent to open-sided walking surfaces that are more than 30 inches from adjacent floor or grade within 36 inches height to the top of the guard. *IRC R312.1.1, R312.1.2*
- Open sides of stairs with a total rise of 30 inches above the floor or grade below have guards at least 34 inches high when measured vertically from the stair nosing to the top of the guard. *IRC R312.1.2*
- Guards do not allow passage of a 4-inch sphere. *IRC R312.1.3*
- The triangle formed by riser, tread and bottom element of guardrail does not allow passage of a 6-inch sphere. *IRC R312.1.3*
- Guards installed at the open sides of stairs do not allow the passage of 4³/₈-inch sphere. *IRC R312.1.3*
- Handrails and guardrails are capable of withstanding a 200-pound concentrated load. *IRC table R301.5*
- Stairs with 4 or more risers have handrails. *IRC R311.7.8*
- Handrail height is at least 34 inches and no more than 38 inches above nose of tread to top of handrail. *IRC R311.7.8.1*
- Handrail returns to wall are no more than 4½ inches off the wall, with at least 1½ inch of clear space from inside of rail to the wall. *IRC R311.7.8.2*

103 Framing (Interior)

- Doors from conditioned spaces to unconditioned spaces are weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. *IECC R402.2.4*
- There is a 1³/₈-inch solid door, or 20-minute fire-rated door equipped with a self-closing device, between the house and the garage. *IRC R302.5.1*
- Window opening control devices are installed on operable windows where the top of the sill is located less than 24 inches above the finished floor and more than 72 inches above the finished grade. *IRC R312.2.1, R312.2.2*
- Tempered glass has been installed according to requirements. *IRC R308.4*
- Pull-down stairs have been installed according to manufacturer specifications, with approved fasteners and weather stripping. *IECC R402.2.4*

- Smoke alarms are hard-wired, with battery back-up, and installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story, and not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower. Each smoke alarm has been individually tested. *IRC R314.3, R314.4, R314.6*
- Carbon monoxide detectors are hard-wired, with battery back-up, and installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm is installed within the bedroom. Each carbon monoxide detector has been individually tested. *IRC R315.3, R315.5*