



## **Framing Inspection Guide**

Structural members are inspected to ensure that the structural loads of the building are transferred to the foundation.

### **When must an inspection be requested**

Request a framing inspection once the plumbing and heating systems and electrical wiring are roughed-in and prior to the installation of the insulation. The heating and plumbing rough-in inspections will be conducted during the framing inspection.

### **What is involved during an inspection**

A Provincially qualified building inspector reviews the assembly of the structural members for compliance with the building permit drawings and the Ontario Building Code. The following is a list of the major areas that are inspected.

- Columns and Beams
- Anchorage of building frames
- Floor joists
- Fire separation, collapse and reduction
- Headers and trimmer joists
- Glue-laminated beams
- Support of walls and wall studs
- Lintels and Windows
- Spans of joists, rafters and beams
- Intermediate support for rafters and joists
- Roof sheathing, roof spaces and ventilation
- Wood roof trusses
- Fire stopping
- Fire separation between dwelling units
- Firewalls, egress and travel limit
- Above-grade masonry and stairs
- Flooring tile reinforcement

The construction progress, including Building Code deficiencies, are documented on a Field Inspection Report issued by the building inspector immediately after the site inspection.

## How to prepare for the inspection

A review of the construction prior to the inspector's arrival can help to ensure a smooth flow in the construction of your project. A checklist of the most common Building Code deficiencies found while performing framing inspections follows.

## How to request an inspection

Inspections are requested online through the Cloudpermit portal.

## Looking ahead

The next inspection may be heating and plumbing rough-in.

## Framing Inspection Checklist

This checklist identifies the most common Ontario Building Code deficiencies found while performing framing inspections. Not all Building Code requirements are included in this checklist.

### Columns

- Column centrally located on a footing pad or foundation wall.
- Where wood plates are cut to permit installation, steel straps are welded to top and bottom column and nailed to framing.
- Beams
- Only steel shims are used for leveling of steel beams.
- Notching or drilling of beams not permitted.
- Anchorage of building frames
- Junction between the foundation and the sill plate is caulked or sealed with a gasket.

### Floor Joists

- Toe nailed into sill plates, minimum 2 nails.
- Joist span, spacing and grade in accordance with the permit plans.
- Drilling or notching of joists may require reinforcement or replacement, review with building inspector.
- Floor joists framed into the side of a built-up wood beam are supports on joist hangers.
- Non-loadbearing partitions supported by wood blocking or floor joists.
- Engineered floor joists and columns are installed in accordance with the manufacturer's specifications.
- Fire Separation, Collapse and Reduction
- Joists on opposite sides of a fire separation or party wall are staggered, fire cut and separated by solid concrete.
- Penetrations of the fire separation or party wall do not reduce the fire performance of the wall

## **Support of Walls**

- Wood frame walls supported directly on the top flange of a steel beam are mechanically fastened to the beam, i.e. “ramset” TM.

## **Wall Studs**

- Studs to be located directly over joists at the return air spaces.
- Extend top plate of interior partition over top plate of exterior frame wall and nail.
- Continuity of studs for full storey height.
- Consider air/vapour barrier details.

## **Windows**

- Windows are not permitted within 1.2 m of the property line.
- Only windows tested for resistance to forced entry must be installed on the ground floor level.
- Roof spaces - ventilation and trusses
- Roof truss installation conforms to the approved shop drawings, including bearing area and support of girders
- Baffles installed at eaves to vent roof space.

## **Above-Grade Masonry**

- Concealed flashing installed over windows and roofs abutting masonry.
- Counter flashing imbedded 25 mm (1”) into masonry or mortar joint.

## **Stairs**

- Stair rise adjusted for tiles on floors.

## **Ceramic Tile Reinforcement**

- Floor sheathing installed to provide smooth and sound base.