

Required Residential Frame Inspections

Checklist applies to one and two-family dwelling unit projects including new home construction, additions, or remodels.

The frame inspection, request code 81, is a complete weather tight inspection of the framing, rough electrical, top-out plumbing and top out of ducts/flues. This inspection is required after hardware & roof diaphragm inspection # 17 and shear inspection # 26 have been approved.

If fire sprinklers are required, the system must be installed and inspected by the Fire Department prior to this inspection. Failure to do so will result in cancellation of this inspection or a reinspection fee. Do not conceal any work that has not been inspected. Insulation and drywall materials are not to be installed until residential framing inspection has been approved. Removal of the materials concealing uninspected areas and reinspection fees may result.

Inspection Items

- The **roof cover**, other than tile, must be substantially completed offering a raintight cover installed in a code compliant manner. Exception: tile roofs need to be felted and loaded only.
- **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 siding and/or stucco paper/lath, windows and door jambs must be installed and flashed properly. Do not insulate or install sheetrock.
- **Top out plumbing** requires all tubs and showers be set and plumbed. Tubs, showers, and hot mop shall be filled 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 5 psi minimum. All plumbing pipes must be secured as needed. DWV shall be under test through roof. Water heater gas vent and water heater related piping must be installed.
- **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.
- **Heating ducts** must be installed per manufacturers specifications and the California Mechanical Code. They are to be properly supported, sealed, and insulated. All register boxes and plenums must be blocked in, secured, and sealed. All **flues** (fireplace, water heater, furnace, etc.) must be completed through roof and secured to maintain proper clearances from combustibles.
- All **electrical** wiring circuits must be installed per the California Electrical Code. Conductors are to be, protected and secured 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. 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.
- Fire sprinkler systems must be signed off by the Fire Department prior to frame inspection.

Planning for Your Frame Inspection

Examine your approved construction permit, supporting documents and plans to determine if all aspects of your improvements are ready for this inspection. These documents shall be on the job site readily accessible for the Inspector's use at the time of inspection. Examples include truss calculations, formally revised plans, or construction details.

Determine if all inspections required prior to the frame inspection have been approved and there are no outstanding corrections from prior inspections. If there are, correct these prior to the frame inspection.

Thoroughly walk the inspection areas to determine if all aspects of the improvements are complete, if not complete prior to the frame inspection.

Clean the inspection areas of any debris and remove any potential hazards.

Plan on providing a step ladder at the time of inspection tall enough to safely reach attic areas.

Make sure the address of the building is readily visible from the street, if it is not, provide one prior to the inspection date.

Requesting/Scheduling an Inspection

At least one business day prior to your anticipated inspection date. Using our phone system (IVR), building inspections may be requested up to 6:00 pm each day. Prior to calling 916-808-7622 you will need your permit number and the inspection code number; residential frame inspection's number is 81. If the exterior lath is installed and requires inspection remember to also request this additional inspection at the same time (18). It is also very important to provide a contact phone number on each request.

You may also take advantage of our online system to schedule inspections. See the Community Development's webpage <https://aca-prod.accela.com/SACRAMENTO/Default.aspx> for additional information on how to create a public user account.

Day of Inspection

Make sure the plans/documents/permit are available. Have the jobsite free of debris and potential hazards. Ensure the work is complete. Have the ladder ready and available. Make sure there is a proper address and access to the inspection area.

Our inspectors are directed to call the contact associated with the request approximately 30 minutes prior to arrival. Also, after 7:30am on the day of the inspection, inspector assignments and contact information can be found on the Building Division's Inspection Summary webpage, <https://apps.cityofsacramento.org/Inspections/>.

If needed, you may contact your assigned inspector for an estimate of arrival, but please remember they are making every effort to complete each of their assigned inspections and may not be able to immediately answer your inquiry.