



Village of Four Seasons  
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## **FRAMING & ALL SUPPORTING STRUCTURES**

Building inspection verification points to comply with 2018 IRC

### **PROTECTION AGAINST SUBTERRANEAN TERMITES SECTION R318**

1. In areas subject to damage from termites as indicated by table R301.2(7) (our area is moderate to heavy) protection shall be provided per Section R318.1

### **FLOOR ASSEMBLY SECTION R502**

1. Sill plate bolt placement, 6' on centers and 2' from corners per Figure R602.3(2).
2. Wood floor framing per Section R502.
3. Allowable joist spans per R502.3 and Tables R502.3.1(1-2)
4. Joists under bearing partitions per R502.4
5. Floor cantilevers per R502.3.3
6. Structural floor members shall not be bored or notched in excess per R502.8
7. Floor joist placement per Section R502.
8. Girders spans and headers per Table R502.5
9. Floor sheathing allowable span per R503 and R503.1
10. Ceiling and floor joist span lumber sized as specified in R502.3.1 and Table R802.4(1-8)
11. Cantilever spans for floor joists as specified in Tables R502.3.3(1)
12. Cantilever spans for floor joist supporting exterior balcony as specified in Table R502.3.3(2)

12. Draft stopping required per R302.12 and R302.12.1

### **WALL ASSEMBLY SECTION R602**

1. Stud size meets plan and code compliant per R602.3.1 and Table 602.3(5)
2. Bearing stud walls shall be in column and bear on load bearing studs per R602.3.3
3. Wall framing per Table R602.3(2)
4. Allowable Stud length per R602.3.1 and Table R602.3(5)
5. Drilling and notching studs per R602.6 and Figure R602.6(1-2)
6. Headers construction per R602.7
7. Staircase structure per R311.7 and R502.10
8. Fire blocking as specified in R602.8

Chase enclosures carrying mechanical or electrical wiring must meet fire rating at floor joist and ceiling construction.

9. Decking Per R502.2.2
10. Girder spans and header spans as specified in R502.5 (1)(2)
11. Exterior wall bracing per R602.10 thru R602.11
12. Exterior covering per section R703 and table R703.4
13. Water resistant barrier (house wrap) per R703.2
14. Flashing per R703.8
15. Dwelling unit separation per Section R302 and R302.3
16. EIFS side per R703.9

### **ROOF AND CEILING STRUCTURE SECTION R802**

1. Roof structure framing, bracing and location over bearing walls per R802.1 thru R802.9 and R802.10.3 and Table R802.5.1(1-8)
2. Alteration to trusses per R802.10.4

3. Roof tie-down/Uplift resistance per R802.11
4. Roof structure, if truss built must have plan to inspect structure. No exceptions per R502.11 an R802.10.
5. Roof rafter spans per Table R802.5.1(1-8)
6. Braced rafter construction per R802.10.3 thru R802.11.1 and Figure R802.5.1
7. Roof sheathing per section R803.
8. Ceiling joist spans per table R802.4(1), (2)
9. Ceiling joist and rafter connections per R802.3.1 and R802.3.2