



Framing Inspections

This inspection guide answers common questions and provides a checklist of deficiencies.

Why are structural members inspected?

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

When must an inspection be requested?

Request a framing inspection once the plumbing and heating systems are roughed-in and prior to the installation of the insulation. While 48 hours notice is required prior to the date of inspection, we strive to provide the best service possible and a next day service can usually be achieved to facilitate your construction schedule.

What is involved during an inspection?

A certified 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 17 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-joists, rafters and beams
- Intermediate support for rafters and joists
- Roof sheathing and Roof spaces-ventilation
- Wood roof trusses
- Fire stopping
- Fire separation between dwelling units
- Firewalls and Egress and travel limit
- Above-grade masonry and Stairs
- Ceramic 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.

What can I do before the inspection?

Your involvement in the inspection process is critical. A review of the construction prior to the inspector's arrival can help to ensure a smooth flow in the construction of your project. To help you, we have assembled a checklist of the most common Building Code deficiencies found while performing inspections. Please refer to the reverse side of this Information Sheet to complete the checklist.

How do I request an inspection?

You may call for an inspection during regular business hours at 519-776-6476. Please provide the following 5 pieces of information:

1. Building Permit number
2. Type of Inspection (see your Building Permit Card)
3. Date inspection requested
4. A.M. or P.M. Inspection time (where scheduling allows)
5. Contact name and phone number

Looking ahead

The next inspection will be the heating rough-in.

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This form identifies the most common Ontario Building Code deficiencies found while performing framing inspections. Use this form as a guide during construction, and reduce your costs associated with the repair of Building Code deficiencies. Not all Building Code requirements could be included in this form.

Prior to calling for an inspection, verify that the relevant items have been completed satisfactorily. While some items may not apply to your project, please consider each one carefully. Indicate “yes” as completed or “N.A” as not applicable.

The following table asks 2 Columns Questions:

Columns Questions	Indicate Yes or NA
1. Column centrally located on a footing pad or foundation wall.	
2. Where wood plates are cut to permit installation, steel straps are welded to top and bottom column and nailed to framing	

The following table asks 2 Beams Questions:

Beams Questions	Indicate Yes or NA
1. Only steel shims are used for leveling of steel beams.	
2. Notching or drilling of beams not permitted.	

The following table asks 1 Anchorage of Building Frames Questions:

Anchorage of Building Frames Questions	Indicate Yes or NA
1. Junction between the foundation and the sill plate is caulked or sealed with a gasket.	

The following table asks 6 Floor Joists Questions:

Floor Joists Questions	Indicate Yes or NA
1. Toe nailed into sill plates, minimum 2 nails.	
2. Joist span, spacing and grade in accordance with the permit plans.	
3. Drilling or notching of joists may require reinforcement or replacement; review with building inspector.	
4. Floor joists framed into the side of a built-up wood beam are supported on joist hangars.	
5. Non-loadbearing partitions supported by wood blocking or floor joists.	
6. Wood I-joists are installed in accordance with the manufactures specifications.	

The following table asks 1 Fire Separation, collapse and reduction Question:

Fire Separation, Collapse and Reduction Questions	Indicate Yes or NA
1. Joists on opposite sides of a fire separation are staggered, fire cut and separated by 100 mm (4 inches) of solid masonry.	

The following table asks 1 Support of Walls Question:

Support of Walls Questions	Indicate Yes or NA
1. Wood frame walls supported directly on the top flange of a steel beam are mechanically fastened to the beam, i.e. "ramset" TM .	

The following table asks 4 Wall Studs Questions:

Wall Studs Questions	Indicate Yes or NA
1. Studs to located directly over joists at the return air spaces.	
2. Extend top plate of interior partition over top plate of exterior frame wall and nail.	
3. Continuity of studs for full story height.	
4. Consider air/vapour barrier details.	

The following table asks 2 Windows Questions:

Windows Questions	Indicate Yes or NA
1. Windows are not permitted within 1.2 meters (3 foot-11 inch) of the property line.	
2. Only windows tested for resistance to forced entry must be installed on the ground floor level.	

The following table asks 2 Roof Spaces Ventilation Questions:

Roof Spaces Ventilation Questions	Indicate Yes or NA
1. 50 by 50 mm (2 inch by 2 inch) cross purlins on roof joists. (no attic space)	
2. Baffles installed at eaves to vent roof space.	

The following table asks 2 Above Grade Masonry Questions:

Above Grade Masonry Questions	Indicate Yes or NA
1. Concealed flashing installed over windows	
2. Counter flashing imbedded 25 mm (1 inch) into masonry or mortar joint.	

The following table asks 1 Stairs Question:

Stairs Questions	Indicate Yes or NA
1. Stair rise adjusted for ceramic tile on floors.	

The following table asks 1 Ceramic Tile Reinforcement Question:

Ceramic Tile Reinforcement Questions	Indicate Yes or NA
1. Reinforcement of floor sheathing installed.	

Contact:

For more information, please contact the Building Department:

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