

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 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. 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 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-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
- 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.

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?

PIRL is an interactive voice response system for builders, contractors, owners, owner's representatives, and permit holders, to schedule, cancel, reschedule, and obtain building inspection results 24 hours a day, 7 days a week.

Access the PIRL system 24 hours a day, 7 days a week on any touch-tone phone. Call 905-475-4850 and follow the simple instructions. For a detailed overview of what the system offers, please visit www.markham.ca/building. When requesting an inspection you will need the following information with you:

1. Building permit no.
2. Project address
3. Date inspection required
4. Contact name and phone no.
5. Provide further comments (optional)

Looking ahead ➡

The next inspection will be the heating and plumbing rough-in. Ask your building inspector for the Heating Rough-in and Plumbing Rough-in Information Sheets or call us at (905) 477-7000 ext. 2307 and we will gladly send it to you.

'This is one in a series of Information Sheets published specifically for homeowners and builders, for use as a guide to residential building inspections'

FRAMING INSPECTIONS

This checklist identifies the most common Ontario Building Code deficiencies found while performing framing inspections. Use this checklist 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 checklist.

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 '☑' as completed or '☒' as not applicable in the box adjacent to the construction item.

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 supported 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"™.

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.