FAYETTE County
Create Your Story!

Building Safety
140 Stonewall Avenue West, Ste 201
Fayetteville, GA 30214
Phone: 770-305-5403
www.fayettecountyga.gov

Framing:

- Minimum room areas and ceiling heights must be per code. R304.1, R305.1
- Anchor bolts needed every 6' and within 12" of the end of every sill plate - 1/2" anchor bolts imbedded at least 7" in concrete. (Anchor straps must be installed per manufacturer's specifications.) R403.1.6
- Braced wall panels must be installed to plan and code and have blocking at sheathing joints. R602.10.4.4
- Garage portal frame braced wall panels must be constructed and anchored per plan and per code. R602.10.6.2-3
- Wood joists closer than 18" or wood girders closer than 12" to the exposed ground must be preservative treated. R317.1
- Wood framing members resting on concrete or masonry foundation walls and less than 8" from exposed ground must be preservative treated. R317.1
- Wood furring strips or other wood framing members on interior side of exterior masonry or concrete walls below grade must be preservative treated (except where an approved vapor barrier is applied behind the wood) R317.1
- The end of each floor joist, beam, or girder must have at least 1 ½" bearing on wood or metal, and at least 3" of bearing on masonry or concrete (or be supported by approved joist hangers). R502.6
- Joists framing into the side of a wood girder require hangers or min. 2x2 in. Ledger strips. R502.6.2
- Joist framing shall lap at least 3 inches where framed from opposite sides of bearing support and nailed together with (3) 10d face nails or strapped together in an approved manner. Splices over a bearing support must be tied together with a wood or metal tie strap. R502.6.1
- Notches and bored holes in solid lumber joists, rafters, and beams must be in accordance with R502.8.1. (For I-joists, refer to manufacturer's specifications.)
- Notches on cantilevered rafters (birdsmouth) cannot reduce the remaining portion of the rafter to less than 3 ½" and the length or the cantilever cannot exceed 24". R802.7.1.1
- Sheathing panel end joints occur over framing and fastener installation is per code. R602.10.4.4, Table 602.3(1)
- Top plate splices less than 24 inches apart, or plates over-notched or over-bored, are strapped with a minimum 16 gage by 1-1/2-inch wide metal tie with (8) 10d nails per side. R602.3.2
- All point loads continue to the foundation. R301.1
- Headers and girders in exterior bearing walls must be properly sized and supported. Table R602.7(1)
- Rafters must be sized according to plan and code. Table R802.4.1
- Rafter heel cuts and plumb cut at ridge must have proper bearing. R802.3, R802.6
- Floor joists must be sized according to plan and code. Table R502.3.1
- The wall studs are sized and spaced per plan and per code. Table R602.3(5)
- Studs must be a minimum No. 3, standard or stud grade lumber. (Utility grade is permitted for bearing studs not supporting floors). R602.2
- Corners require 3 studs min. F602.3(2)
- Engineered wood products (LVLs, etc.) are sized per plan and per manufacturer's specifications
- All vertical and horizontal framing members that have been notched or bored will need to meet IRC R502.8, R602.6 (Engineered lumber must be notched/bored per manufacturer's specifications.)
- I-joists/Floor Trusses installed per manufacturer's specifications. Installation guidelines and layout documents shall be on site for use by the County Inspector.
- Properly sized access needed to all under-floor spaces. R408.4
- Properly sized access (framed per R802.9) needed to attic areas that have a vertical height of 30" or greater over an area of not less than 30 square feet. R807

Building Safety
140 Stonewall Avenue West, Ste 201
Fayetteville, GA 30214
Phone: 770-305-5403
www.fayettecountyga.gov

- The ridges, hips, and valleys shall be designed as beams for roof slopes less than 3:12. R802.4.4
- Rafters cannot be framed more than 1 ½" offset from each other. When framed directly opposite each other at the ridges, install collar ties, gusset plates, or ridge straps fastened per Table R602.3(1). R802.4.2
- Where ceiling joist or rafter ties (R802.5.2, R802.5.2.2) do not provide continuous ties across the structure, a ridge beam must be provided. R802.3
- Purlins must be sized not less than the rafters they support. They must be installed per code. R802.4.5
- Purlin braces min. 2x4 installed to bearing walls every 48" at slope not less than 45° from vertical. 802.4.5
- Top plate of portal frame braced wall panel must be nailed to header with two rows of 16D sinker nails at 3" o.c. typ., and king stud on each side of header must be fastened with six 16D sinkers. R602.10.6.2-4
- A cricket or saddle must be installed on the ridge side of any chimney more than 30" wide. R903.2.2
- Fireblock stud walls vertically at floor & ceiling levels and horizontally at max. 10' intervals. And fireblock between concealed vertical and horizontal spaces and between stair stringers at the top and bottom of the run. R302.11
- Draftstop concealed space that exceeds 1,000 sq. ft. (dropped ceiling, truss-type open-web members). R302.12
- The truss specifications (stamped/signed by an engineer) must be on site. R802.10.1, R802.10.2

Deck Framing:

- Deck joists cannot be overspanned R507.6
- Deck ledgers cannot be attached to or through brick or stone veneer. R507.9.1.1
- When lag screws or structural screws are used to attach deck ledger, tips of screws must fully extend beyond the inside face of the band joist. R507.9.1.3(1)
- Ledger board(s) cannot attach to chimneys or cantilevered bay windows/doors. Frame around these with triple trimmers and a double header. R507.8
- Where multi-ply deck beams are used, each ply on post must have full bearing. R507.5.2(1)
- Attach rim joist and end joist (on top of post) to post with galvanized metal post cap, straps, or angle connectors. R507.5.2(1)
- Joists bearing on top of a single-ply beam or ledger shall be attached by a mechanical connector. R507.6.1
- Where guards are connected to the interior or exterior side of a deck joist or beam, the joist or beam shall be connected to the adjacent joists to prevent rotation of the joist or beam. Connections relying only on fasteners in end grain withdrawal are not permitted. R507.10.1.1