



Please Like Us On fb!

2 County, Georgia
Permits & Inspections Department
Residential Single Family Dwelling

"Framing 101"
"The Most Common Code Violations"

- Exterior sheathing to be nailed per code and weather resistive barrier installed before exterior covering is installed.
- Exterior metal step, horizontal base and counter (brick) flashing is installed where needed and kicked out flashing beyond the structure.
- Exterior roof covering is installed (house dried in), all windows and doors installed (except garage & front doors).
- Exterior porches to be fully supported to carry roof loads and check for possible over spanned beams carrying roof loads.
- Headers spanning the garage overhead doors or door openings is sized properly for loads applied and spans.
- Garage wall partitions must meet the shear wall design, including hold downs and strapping.
- Block breaks in OSB W/1 4 ft. of corners. Vertical splices in OSB must occur over studs and nailed to code.
- Fire block garage common walls, chases and drop ceilings throughout.
- All breaks in the bottom of the double top plate, has full length studs installed.
- Ceiling joist spanning 10 ft. > has strong-back same size as ceiling joist.
- Nail all headers, hangers, FHA straps etc. to code.
- Check all header opening spans throughout for loads they are caring above (some could be over spanned).
- Check all rafter, joist, header and girder spans per lumber size, type, grade and on center spacing.
- Block all dead ended ceiling joist or floor joist for lateral restraint.
- Block between all bowed studs throughout.
- All hip, valley and rafters heel cuts at top plates to be fully supported.
- Where rafters run perpendicular to ceiling joists, rafter ties must be installed at 4 ft. O.C. Max. spacing.
- Engineered ridge beam required at vaults and cathedrals.

Fayette County, Georgia
"Where Quality is a Lifestyle"...



This is a non conclusive list of common code violations. The list is offered as a service only and please be aware that other code violations may exist!



Like Us On fb!



- Rafter bracing if required, maximum span is 4 ft. O.C., at a 45 degree angle and braced properly to carry roof loads. Purlins to be same size as rafters. Bracing must be face nailed to the face of the rafters they support and must be T-braced if over 8 ft.
- Double trimmer rafters each side of roof opening 4 ft. and over, top plate to ridge.
- Splices in valley rafters or hip rafters to be vertically supported to load bearing walls (NOT TO CEILING JOIST).
- Splicing two rafters together to make one complete rafter for long runs requires an Engineer's design.
- All knee walls must be supported 4 ft. O.C. Max. spacing (wind bracing).
- No untreated wood touching concrete.
- Tie in any beam or exterior wall corners where the top plate is not overlapped.
- All beam pockets must be supported to transfer the loads to ground.
- The ends of all ceiling joist that are 6 ft. > in span, support on 1.5" bearing (could be hanger or double top plate).
- Vertical support required at splice in ridge, hip and valley rafters.
- All bedrooms to have egress window opening or door opening per egress code. 720 sq. in. W/1 44" of grade, 820 sq. in. at 2nd story or above.
- All decks are built, flashed and supported to code.
- Frame access to all clean outs and shutoffs.
- Deck ledgers can't be attached to brick veneer. **THE DECK MUST BE FREE STANDING AND NOT ATTACHED TO THE BRICK!!!!**
- Pier footing for deck support post must be a minimum of 16"x 16" square or round x 12" deep minimum (piers not caring roof loads) below grade or undisturbed soil. The pier holes may have to be deeper than the minimum, depending on soil conditions (soft or hard ground determined by inspector). If piers are caring roof loads the minimum size is 24"x 24" square or round x 12" deep below grade or undisturbed soil, same rule above applies for soil conditions.
- Temporary guardrails must be provided at any stairs and landings for all rough inspections.
- Block gable ends and nail OSB to code.
- Support ends of ridge beams.
- Add FHA straps across cut top plates.
- Double or triple studs at double or triple joists.
- All structural temporary supports for roofs over porches, decks, stoops, patios must be adequate to carry ALL LOAD CONDITIONS.
- CHECK ALL ITEMS LISTED ABOVE BEFORE CALLING FOR AN INSPECTION.



This is a non conclusive list of common code violations. The list is offered as a service only and please be aware that other code violations may exist!