

Structural Inspection Checklist Light Wood Framed Commercial Structures (2014 OSSC)



Building and Safety Division/Permit Application Center

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If you need the following translated in Spanish, please call 503-588-6256

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256

The checklists are developed cooperatively within the inspection and the plan review bodies and are related directly with the current codes as adopted by the state of Oregon. They are intended to:

- Be used as guides to assist the inspectors and plans examiners to perform efficient inspections and reviews.
- Promote consistency in the application of the building code and standard practices within the city of Salem.
- Be used by the contractors and the general public to prepare for the inspections and the construction documents.

FOOTINGS/FOUNDATIONS	2014 OREGON OSSC (Commercial)
Approval required (work done beyond required inspections)	110.6
Approved plans on job site	107.3.1
Authority of Building Official (ORS 455.150)	Sect 104
Authority of Building Inspector (ORS 455.715)	103.3
Basement foundation wall waterproofing / damp proofing	Sect 1805
Building Code, State law (ORS 455.020)	
Building Permit posted	105.7
Building Permit required	Sect 105
Building strength for vertical / lateral loads	101.3, 1604.2
Changes in plans, not approved	107.4
Electrical / Plumbing / Mechanical Permit required	OESC, OPSC, OMSC 106
Engineering design for foundation required	Sect 1808
Engineering design required	Sect 1604
Flood elevation certificate required	1612.5, 110.3.3, 107.2.5
Flood resistant construction required	Sect 1612, 1403.6
Footing / foundation drains	1805.4.2
Foundation vents	1203.3
Geotech report required	Sect 1803
Hold downs / rebar in place @ inspection	110.3.1
Inspection request / access / ready	110.5
Inspection sign-off card posted	105.7
Low point drain or sump pump required	1804.7
Manufacturer installation instructions available	
Minimum footing depth	1809.5
Prescriptive footing / wall rebar	Sect 1807
Presumed approval of code violations	110.1
Rebar clearance (ACI 318 Sect 7.7)	1901
Referenced codes / standards	102.4
Remove roots from under footing site	3304.1
Remove wood forms from ground	3304.1
Set backs from ascending / descending slopes	1808.7
Set backs, location on lot	107.2.5
Slab edge insulation	OEESC com Tab 502.2(1)

FOOTINGS/FOUNDATIONS		2014 OREGON OSSC (Commercial)
Stop Work Order		115
Strength / Quality of concrete		1905
Structural fill		1804.5
Test or Special instructions		104.11.2, 1704
Ufer Ground Details	(OESC 250.52.(3))	In OESC
Under-slab fill / site prep / vapor barrier		1907

POST & BEAM		2014 OSSC
Anchor bolt washers 3 x 3 x .229 inches		2308.3.2
Beams 12 inches from ground		2304.11.2.1
Beams ½ inch clearance from concrete		2304.11.2.5
Bearing of members		2308.8.1
Boring / notching floor joists		2308.4.2.4
Cutting / notching, drilling engineered wood products		2308.4.3
Floor joist 18 inches from ground		2304.11.2.1
Foundation sill / Anchor bolts		2308.3.1
Galvanized fasteners for treated wood		2304.9.5
Positive connection post / beam		2304.9.7
Protection from wood decay		2304.11
Removal of under-floor debris		3304.1
Under-floor ground cover (vapor barrier)		1203.3.2 (2)
Under-floor access		1209.1
Vent baffles for under-floor insulation obstruction		1203.3

SHEAR WALLS		2010 OSSC
Braced panel blocking required		2308.6.4
Fastener Schedule, Prescriptive braced panels		Table 2304.9.1
Galvanized nails into treated wood sill plate		2304.9.5
Hold-downs / straps installed per plans or engineering		107.4
Shear wall nailing per engineering		107.4
Shear wall nails over driven		2304.9.2

ROOF NAILING		2014 OSSC
Fastener Schedule		Table 2304.9.1
Flashing		1503.2
Roof boundary / panel nailing per engineering		107.4

WALLS EXTERIOR		2014 OSSC
Anchorage of masonry veneer		1405.6
Corrosion resistant nails to attach siding		1405.17
EIFS Systems in general		1408
Flashing required		1405.4
Weather resistive barrier		1404.2

FRAMING		2014 OSSC
Attic access		1209.2
Attic vent baffles		1203.2
Attic ventilation required		1203.2
Bathroom / spa require exhaust fan		1203.4.2.1

FRAMING	2014 OSSC
Bearing for rafters / ceiling joists	2308.7.4
Boring / notches of studs	2308.5.9 2308.5.10
Boring / notches of engineered wood products	2308.4.3
Bearing of floor joists / stringers	2308.4.2.2
Boring / notches of rafters / ceiling joists	2308.4.2.2
Ceiling joist / rafter connections / rafter ties	2308.7.3.1
Bedroom Egress Windows	1029
Energy code labeling for glass windows	OEESC 303.1.3.1
Fastener Schedule	Table 2304.9.1
Flame spread of "FS 25" insulation facing	720.3
Fire Blocking	718
Guards (guardrails)	1013
Handrails	1012
Hold-down nuts tightened	1604.2
Joists blocked over supports, commercial jobs	2308.7.8
Lumber grade mark identification	2303.1.1
Masonry chimney clearances	2113.19
Masonry chimney fire blocking	2113.20
Masonry chimney termination above roof	2113.9
Masonry fireplace / chimney details	2111, 2113
Masonry fireplace clearances	2111.11
Plumbing / Electrical rough-in approval required	110.3.4
Positive connections (general)	2304.9.7
Protection from wood decay	2304.11
Stairway headroom clearance 80"	1009.5
Stairs / treads / risers / winders	1009.4
Safety glazing (hazardous locations)	2406.4
Top plate straps	2308.9.8
Truss design engineering	2303.4.1
Truss bracing	107.4
Truss tie-down clips	2308.7.3.1
Trusses shall not be cut / notched without engineer approval	2303.4.5

INSULATION	2014 OEESC
Duct insulation R Requirements	Com. 503.2.27
Information on plans / specifications	
Installed to manufacturers listing	303.2
Prescriptive Envelope requirements for insulation	Com. 502.1
Window / door / wires / pipe sealing	Com. 502.4.3
Marking / identification of insulating materials / systems	303

FINAL	2014 OSSC
Address, permanent, posted	501.2
Attic access	1209.2
Attic / crawl insulation installed, Certificate of Insulation	OEESC TA 502.2(1)
Bedroom egress windows	1029
Crawl space access	1209.1
Deck fastening to structure	1604.8.3
Duct penetration into garage	406.3.4 (2)
Drainage away from foundation	1804.3

FINAL	2014 OSSC
Direct exit into garage from sleeping room prohibited	406.3.4 (1)
Egress door locks	1008.1.9
Elevation of ignition source 18 inches above garage floor	OMSC 304.3, C305.3
Four inch opening limitation for open risers	1009.7.5.3.
Furnace / hot water heater vehicle impact protection	OMSC Fig 304.1, C303.1
Garage / dwelling separation (doors / sheet rock details)	406.3.4
Guards / (guardrail details)	1013
Gutters / down spouts required	1503.4
Handrail grip size	1012.3
Handrail termination / continuity / clearance / return ends	1012.4
Hot water heater strapped	OMSC 301.14, OSSC 1613
Insulate underfloor access	OEESC TA 502.2 (1)
Landings at doors	1008.1.6
Landings at stairs	1009.8
Ramp details	1010
Removal of underfloor debris	3304.1
Smoke Alarms	907.2.11
Stairs / treads / risers / winders	1009
Stair guardrail triangle opening: 6 inch sphere	1013.4 (2)
Seal gaps in exterior / interior walls	OEESC Cm 502.4.3
6 inch clearance, siding to ground	2304.11.2.6
Under stair sheet rock protection	1009.3.1.2
Uncertified electrical products in Oregon	ORS 479.610
Uncertified plumbing products in Oregon	ORS 447.156
10 year batteries for smoke alarms, battery powered only	ORS 479.297

GENERAL GUIDE TO COMMERCIAL ACCESSIBILITY			
	ACCESSIBILITY CHAPTER 11	OREGON 2014 OSSC	A117.1-2001
	Accessible route	Sect 1104	
	ADA toilet stalls	Sect 1109.2	Fig. 604.9
	ADA design standards	Sect 1101.2	
	Alarms	1109.13	Fig. 702
	Alternate methods	1101.2.1	
	Bathrooms, toilet / bathing / shower rooms	Sect 1109	
	Bathtubs	Sect 1109	Fig. 1003.11.8
	Controls and hardware	Sect 1109.13	
	Customer service facilities, counters	Sect 1109.12.2	C904.51
	Doors	Sect 1105	Fig. 404
	Grab bars: size / spacing / structural requirements		Fig. 604.5.1, 604.5.2
	Grab bars for water closets /toilet stalls		Fig. 604
	Kitchens	Sect 1109.4	
	Mirrors		Fig. 603.3
	Parking facilities	Sect 1106	
	Ramps	Sect 1010	Fig. 405
	Shower Stalls		Fig. 608
	Signs		Fig. 703
	Sinks, Lavatories	1109	Fig. 606
	Site / facility accessibility	1101.2	
	Stairs		Fig. 504.2
	Stairway handrails		Fig. 505.4

GENERAL GUIDE TO COMMERCIAL ACCESSIBILITY			
	ACCESSIBILITY CHAPTER 11	OREGON 2014 OSSC	A117.1-2001
	Urinals		Fig. 605
	Waivers, Modifications (ORS 447.233.7 / 447.250)	1101.3	
	Water Fountains		Fig. 602
	Wheel chairs		Fig. 102 (b)
	Wheel chair forward, side reach		Fig. 308.2
	Wheel chair turning spaces		Fig. 304