



City of Gresham

Residential Under-Floor Inspection Checklist

August 2008

This checklist is intended for our customers to prepare for an inspection. It is also intended for our inspectors to improve consistency and overall service delivery.

Please verify the following items are complete before calling for an inspection.

Permits and Plans

- ☐ Job address is posted in a visible location.
- ☐ White Inspection Record Card (Hard Card) and approved plans are on site and accessible to the inspector
- ☐ Work is exposed and accessible for inspection.
- ☐ Permit information is correct (address, permit number, description of work, etc.).
- ☐ Any changes to the plans have prior approval from the building department.
- ☐ Plans have been reviewed for any special inspection requirements.

NOTE: If special inspections are required, the contractor is requested to note on the permit each time the special inspector is on the site. Also, it is the contractor's responsibility to ensure that the special inspector is certified to perform the required type of inspection.

General

- ☐ Check all interior posts and pier pads for size, number and bearing location.
- ☐ Pressure treated sill plate with sill sealer is installed.
- ☐ All beams and joists are installed per approved plans.
- ☐ A beam or double joist is installed under bearing partitions.
- ☐ Beams bear 1½ inches on wood or approved hangers. 3 inches minimum bearing on concrete is required with ½ inch air space at the top, end and sides of the beam.
- ☐ Unless pressure treated material is used, beams and joists require 12 inch and 18 inch clearance from the ground, respectively.

Connections

- ☐ Floor joists are lapped a minimum of 3 inches with 3-10d face nails.
- ☐ Lateral support or positive connection is provided for the bottom of posts over 4 feet tall.
- ☐ Double gusset post to beam connections at beam splices.
- ☐ Anchor bolt spacing is per code or per engineering details. Minimums of 2 bolts are installed per plate with a bolt installed within 12 inches of a splice. Any cut more than 40% in the sill plate is considered a splice.
- ☐ Holdowns are located per plans and installed per manufacturer's installation instructions.

Under-floor

- ☐ An 18 inch x 24 inch unobstructed access to the under-floor is provided.
- ☐ Under-floor ventilation is installed in the foundation or the rim.
- ☐ The under-floor area must be sloped and graded to a low point drain.
- ☐ 6-mil. plastic black ground cover is installed properly.
- ☐ Plumbing under-floor is approved.
- ☐ Mechanical under-floor is installed; and inspected with building under-floor inspection.

Note: These are general requirements only and do not reflect all conditions. For additional information please contact the Building Division at 503-618-2845.