

FRAMING
Job Ready Checklist

This list is to be reviewed by the Builder/Superintendent to verify that the job site is ready for the Trade Contractor to arrive and begin work.

Check box
when complete

- Permit card clearly posted.
- Readable sign identifying lot number is in place.
- Full accessibility to the site is established, including gravel pad or clear driveway.
- Silt fence is in place.
- Site is clear of debris.
- Concrete basement, slab, garage and porches are complete.
- Foundation/slab has been checked for level and squareness. Foundation or slab should not require any shimming exceeding ¼ inch for levelness.
- Form boards have been removed.
- Backfill is complete.
- Blueprint is complete and shows critical dimensions.
- Verify that framing measurements on the floor plan match the foundation plan.
- Plans have been red-lined with changes.
- Verify placement of plumbing-soils pipes, anchor bolts, and hold down layouts. Break off any anchor bolts in doorways.
- Temporary electrical service is available.
- Sewer, water, electrical, and gas laterals are complete.
- An area has been designated for lumber delivery and stacking.
- Lumber drop is located so as to be easily accessible to the Frammer, but 5'-6' from the house foundation, and out of the way of other work in progress.
- All delivered lumber has been verified to match size, grade, and quantity listed on the delivery ticket.
- Lumber has been delivered, at least enough for Frammer to work 1-2 days.

Builder/Superintendent Signature: _____ **Date:** _____

Builder Company name: _____

Site Address: _____

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- Stockpiled lumber and other framing materials are protected from damage or theft. Top sheets of plywood may be nailed or bundled together to prevent theft.
- An area designated for trash and debris has been identified.

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- Builder has verified the completion of the Job Ready Checklist for Framing.
- Perform all work within the guidelines specified in the contract, plans, applicable building codes, appropriate span charts, and the *Homeowner Handbook* (or applicable warranty program of the builder).
- All work to be completed in a manner that respects the efforts and materials of other Trades.
- Verify framing plan with builder on site, including any change orders.
- Designate any lumber with knots, checks, splits, crooks, bows, twists, or other defects to be used for blocking, bracing, or backing.
- All lumber used in framing must have the grade stamp visible.

Floor Framing

- When framing for flooring, consider the load of the flooring materials, such as hardwood, tile, slate, marble, etc. Adjust framing to accommodate the flooring load.
- Use treated plate material for sills resting on concrete.
- Level sill plates starting at the high point of the foundation.
- Attach straps to the sill with two-8d nails into the edge of the plate, and four-4d nails into the top of the plate.
- Splices in built-up beams should occur directly over bearing posts. Proper nailing patterns and nail sizes should be used, according to local codes.
- Glue-laminated beams are designed with a top and bottom side. The top has TOP written on it and has square edges. The bottom has rounded edges. The beam is designed with a slight camber, which will straighten out when the beam is loaded.
- All materials with a directional stamp should be placed accordingly. "This Side Up" is on top.
- Beams and girders should be straight and level to within +/- 1/8" in 10'.
- Joist material should be checked for species, grade, and size against the required specifications. Every effort should be made to preserve the grade stamps as lumber is cut and used.

Contractor Initials: _____ **Builder Initials:** _____

Contractor Company Name: _____ **Builder Company Name:** _____

Floor Framing (continued)

- Joists are to have a minimum bearing of 1½” on wood, and 3” on masonry, and are to be installed with the crown up. Beams should be full depth bearing with no notching. Layout should be checked so that joists are not placed under toilet installations.
- Trimmer and header joists to be doubled when span of the header exceeds 4’.
- The ends of header joists shall be supported by joist hangers, unless bearing on a beam, partition, or wall.
- Joists over 4’ long, attached to beams or double headers, must be supported by framing anchors or 2” x 2” ledger strips.
- Joist framing from opposite sides of a beam, girder, or partition should be lapped at least 3”.
- All flooring joist and other sub-floor framing is to be coordinated with the mechanical systems as well as stair blockouts, fireplace installations and future deck installations.
- Trusses shall be braced and installed in accordance with appropriate engineer design.
- Subflooring ends should be staggered and all square edges should fall on the center of a joist or be blocked.
- Subflooring should be glued with construction adhesive and ring shank nails (non-cement coated) should be spaced 6” O.C. on the edges and 12” O. C. in the field. Grabber screws can be substituted to reduce floor squeaks.
- Subflooring should be gapped 1/8” around perimeter to allow for swelling.
- Check nailing patterns for spacing and proper installation.
- Clean up all materials, trash, and construction debris resulting from the job and deposit in the designated area.

Wall Framing

- Use treated plate material for sills resting on concrete or block.
- The top plate of intersecting walls should be tied together by overlapping the plates at the intersection.
- Attach straps to the pressure treated bottom plate with two-8d nails into the edge of the plate, and four-4d nails into the top of the plate.

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Wall Framing (continued)

- When a single top plate is used, walls should be tied together with a 16” 2x4/2x6 or with metal strapping 1/8” x 1½”.
- Top plates should be spliced in the middle of a stud or over a header, and stud should be located under the bottom cord. Splices should lap a minimum of 48”.
- Nails should be placed securely so there are no gaps between members.
- Walls should be braced during the course of construction.
- Trimmers (jack studs) should fit tightly against headers. Any space should be shimmed to provide proper bearing.
- Headers should be big enough to carry the loads resting on them. Check local codes for proper sizing.
- Wall wind-bracing is required at the corners and every 25’ of the exterior walls. Wind-bracing is required on 25% of the exterior walls.
- Wall sheathing should be nailed per manufacturers specifications and applicable building codes.
- Blocking should be provided for cabinet and handrail supports at 36”, 54”, and 72”. Handrails blocked at 36”-38” AFF.
- Walls should be plumb and square to within +- 1/8” per 8’.
- Check door openings for size, plumb, and square to within +- 1/8” per 8’.
- The starting stud of a half wall should extend through the floor and be securely attached for added strength.
- Chases and fir downs should be fire blocked between floors per local building codes.
- Check for garage door trim and for backing needed to mount door rails and spring.
- Check the plan for garden tub ledges or other special framing. Plant shelves, half walls, knee walls, and pony walls must be complete before framer proceeds to new construction site.
- Frame the shower area with preparation for the shower enclosure installation – all walls should be at true right angles.
- Bowed or crooked studs should be repaired or replaced.
- Any wall over 12’ in height should be framed with 2”x 6”s.

Contractor Initials: _____ **Builder Initials:** _____

Contractor Company Name: _____ **Builder Company Name:** _____

Wall Framing (continued)

- Solid bracing below all load points should terminate at concrete.
- Install Purlin bracing midspan on walls greater than 9 feet in height.
- Exterior pony walls less than 14" in height are sheathed with OSB or solid blocking.
- Studs in stair walls should be nailed to stair stringers.
- Have multiple studs under load bearing beams or girders.
- Install deck bands in the proper location to be attached to solid rim joists with carriage bolts and nuts and washers per local codes.

Ceiling Framing

- Ceiling joists shall be installed with the crown up.
- Solid bracing below all load points to terminate at concrete.
- Install correct size and specified-type hangers for ceiling joists where required or necessary.
- Install HVAC platform with adequate decking, leading to catwalk.
- Chases and firdowns at the ceiling/attic level should be firestopped.
- Ceiling joist spans must meet the specifications in the span tables and the local building codes.
- 2x4 and 2x6 L-shaped strong backs should be at the center of all ceiling joists with spans over 10'. Strong backs should extend wall to wall.
- Ceiling joist ends should be tied together on the top edge with band or 2x4 flat.
- Knee walls supporting ceiling joists should be braced diagonally and vertically 4' O.C.
- Chimney chases inside the attic should be firestopped at the ceiling level and sheathed on the exterior.
- Attic access or stairs should be sized correctly per plan and code.
- Deadwood installed for drywall nailing.
- All lumber used in framing must have the grade stamp visible.

Contractor Initials: _____ **Builder Initials:** _____

Contractor Company Name: _____ **Builder Company Name:** _____

Stick Roof Framing

- Walls should be plumbed, checked for straightness, and braced before setting trusses or rafters, and ceiling joists.
- Temporary bracing will keep trusses and rafters from racking while installation is in process.
- Ridge, hip, and valley boards should be 2” deeper than rafters and jacks, to allow for full bearing. Gable-end braces should extend from the peak of the trusses to a bearing wall.
- Roof sheathing should be nailed with a minimum of 6d common or galvanized box nails, spaced 6” O.C. around the edges and 12” O.C. in the field. Keep nails at least 3/8” from the edges of the panels.
- Use H-clips to support mid-span edges of sheathing. H-clips to be used if spacing of rafter member is greater than 16”.
- Attic access requires a minimum of 30” of clearance between the top of insulation stops and any roofing member or brace.
- If ridge vents are used, leave a 1½” – 2” gap in the sheathing at the peak of the roof. Top course of roof decking shall be no less than 12” in width.
- In fireplace chases, fire blocking should be installed at rooflines and between floor levels. Chases should be adequately braced and anchored.
- Fireplace chases should be installed with roof saddles or crickets on the up-side slope of the roof.
- Roof ventilation is cut in per builder specifications, in the upper 1/3 of the roof.
- Install sheathing with the right side up.
- Crown framing members to the outside.
- All splices in rafters, ridges, and valleys must be braced to a load-bearing wall.
- Prulins installed per code, supported by T-brace, 48” on center, to load bearing wall at 45 degree maximum angle.
- When rafters are parallel to ceiling joists, they should be tied together.

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Stick Roof Framing (continued)

- When rafters run perpendicular to ceiling joists, members need to be connected with a rafter tie.
- Ridge hips and valleys need to be braced to a load-bearing wall, at both ends, and every 8' when necessary.
- Rafters must bear fully on the top plate.
- Rafter tails should be cut to the style and overhang the length specified by the Builder.
- Barge rafters should be braced and supported.
- Heel of the valley needs to bear fully on the top plate.
- Roof sheathing should be nailed 8" O.C. on the edges of the sheathing and 12" O.C. in the field.
- Verify roof deck surfaces are dry and free from ridges, warps or voids. Broom clean surfaces.

Truss Roof Framing

- Walls should be plumbed, checked for straightness, and braced before setting trusses or rafters, and ceiling joists.
- Temporary bracing will keep trusses and rafters from racking while installation is in process.
- Use a line to align the peak of trusses and to straighten ridge boards.
- The trusses should be stiffened as defined by the truss manufacturer.
- Check truss and rafter details for bracing requirements.
- Roof sheathing should be nailed with a minimum of 6d common or galvanized box nails, spaced 6" O.C. around the edges and 12" O.C. in the field. Keep nails at least 3/8" from the edges of the panels.
- Barge rafters (gable-end sub-fascia boards) should be braced properly.
- Use H-clips to support mid-span edges of sheathing between each rafter member.
- Attic access requires a minimum of 30" of clearance between the top of insulation stops and any roofing member or brace.

Contractor Initials: _____

Builder Initials: _____

Contractor Company Name: _____

Builder Company Name: _____

Truss Roof Framing (continued)

- If ridge vents are used, leave a 1½” – 2” gap in the sheathing at the peak of the roof. Top course of roof decking shall be no less than 12” in width.
- In fireplace chases, fire blocking should be installed at rooflines and between floor levels. Chases should be adequately braced and anchored.
- Fireplace chases should be installed with roof saddles or crickets on the up-side slope of the roof.
- Roof ventilation is cut in per builder specifications, in the upper 1/3 of the roof.
- Install sheathing with the right side up.
- Crown framing members to the outside.
- Roof sheathing should be nailed 8” O.C. on the edges of the sheathing and 12” O.C. in the field.
- Verify roof deck surfaces are dry and free from ridges, warps or voids. Broom clean surfaces.

Contractor Initials: _____ **Builder Initials:** _____

Contractor Company Name: _____ **Builder Company Name:** _____

FRAMING
Job Complete Checklist

This checklist is to be reviewed by both the Trade Contractor and the Builder/Superintendent to verify that the work has been completed according to the Scopes of Work.

Check box
 when complete

TRADE BUILDER

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Full bearing under all main load bearing points – especially concentrated loads at laminated beams, flitch plates, beams, and all load bearing walls. Bracing should terminate at concrete. |
| <input type="checkbox"/> | <input type="checkbox"/> | All load bearing basement walls are correctly located. |
| <input type="checkbox"/> | <input type="checkbox"/> | Crawl space piers (especially high piers) have proper shimming. |
| <input type="checkbox"/> | <input type="checkbox"/> | All headers are at correct height. |
| <input type="checkbox"/> | <input type="checkbox"/> | Walls are flush with floor systems at two story foyers and stairs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Firestop at fireplace. Fireplace completely sealed off from attic. |
| <input type="checkbox"/> | <input type="checkbox"/> | Double jacks in garage doors. |
| <input type="checkbox"/> | <input type="checkbox"/> | Garage steps framed. Verify clearance for cars. |
| <input type="checkbox"/> | <input type="checkbox"/> | Corner bracing at every exterior corner. |
| <input type="checkbox"/> | <input type="checkbox"/> | Kitchen and other vinyl floors have no unevenness or irregularities, especially where floor joists have a direction change. |
| <input type="checkbox"/> | <input type="checkbox"/> | Kitchen walls are plumb, square and framed within a ½” tolerance for the cabinets. |
| <input type="checkbox"/> | <input type="checkbox"/> | Kitchen window centerline is correct. |
| <input type="checkbox"/> | <input type="checkbox"/> | Stairs have uniform riser heights, taking into account hardwoods where applicable. |
| <input type="checkbox"/> | <input type="checkbox"/> | Top of stair stringers should either butt a wall or be tied into the floor system. |
| <input type="checkbox"/> | <input type="checkbox"/> | Stair stringers are fully supported by landings or floor systems. |

Builder/Superintendent Signature: _____ **Date:** _____

Builder Company Name: _____

Trade Contractor Signature: _____ **Date:** _____

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TRADE BUILDER

- Stair stringers are securely nailed to sidewalls.
- Full head height of 6'8" on stairs.
- Open handrails at overlooks and stairs have appropriate blocking.
- Dropped headers for crown mold termination at upstairs halls.
- Double walls at showers and washing machine boxes when on exterior walls.
- Vanity areas framed within a 1/2" tolerance for the cabinets
- Double studs at ends of tray beams. Joist hangers on tray beam connections.
- Double hip rafters at tray ceiling corners for drywall nailing.
- Spa tub platform framed and plywood braced.
- Double or triple joists support all load-bearing walls.
- All roof bracing complete.
- Insulation stops to seal dead chases.
- Stiffbacks or catwalks at mid-span of all ceiling joists over 10 feet.
- All unbanded ends of ceiling joists tied off
- Thrust ties on all rafters that bear on knee walls or built up plates.
- Roof decking planes out at hips and rafter tails are level at intersection of dual pitch roofs.
- Verify all window centerlines; proportions on elevation and verify clearance for shutters.
- Correct depth of overhang.
- All sheathing installed. Corner bracing is well nailed.

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TRADE **BUILDER**

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | All knee walls, half walls, and pony walls are complete before framer departs the job. |
| <input type="checkbox"/> | <input type="checkbox"/> | Verify the proper installation of deck bands. |
| <input type="checkbox"/> | <input type="checkbox"/> | Materials and construction debris have been cleaned up and deposited in the designated area. |

Builder/Superintendent Signature: _____ **Date:** _____

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