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Single-story framing checklist

A. Before you start

- □ Full set of plans on site
- □ Load paths sketched: roof → walls → beams → foundation
- □ Bearing walls highlighted on plans
- □ Foundation checked for size, level, and obvious cracks
- □ Anchor bolts layout matches plan

B. Sill plates and foundation connection

- □ Correct sill material (treated where needed)
- □ Sill gaskets or capillary break installed
- □ Sill plates straight, tight to concrete, joints staggered
- □ Anchor bolts with proper washers and nuts, tightened
- □ Sill anchored at required spacing and at ends of walls

C. Floor framing

- □ Joist size, species, and spacing match plan or span tables

- □ Joists crowned the same way and marked
- □ Joists fully bearing on plates, beams, or hangers
- □ Hangers correct type, tight to framing, all holes nailed
- □ No illegal notches or holes in joists
- □ Blocking or bridging installed where required
- □ Beams supported by posts, posts on pads or solid bearing
- □ Subfloor glued and nailed or screwed in pattern
- □ Subfloor tight, no big gaps, edges supported

D. Exterior walls

- □ Stud size and spacing match plan or code
- □ Treated bottom plates on concrete where needed
- □ Layout lines snapped and checked before standing walls
- □ Corners, ladder backing, and intersections framed for drywall
- □ Openings framed with correct king and jack studs
- □ Headers sized per span and load, level, fully bearing
- □ Cripples under sills and over headers where needed
- □ Shear wall lengths and locations match plan
- □ Sheathing nailed in correct pattern, edges supported
- □ Hold downs, straps, and anchor bolts installed at shear walls
- □ Fire blocking at top of walls, mid-height where required

E. Interior walls

- □ Bearing vs non bearing walls marked
- □ Stud spacing consistent, straight, and plumb
- □ Openings framed with proper headers, jacks, and cripples
- □ Blocking for cabinets, railings, grab bars, shower doors, etc.
- □ Fire blocking in tall chases and dropped ceilings

F. Roof framing or trusses

- □ Truss or rafter layout checked against plan
- □ Trusses or rafters bearing where designed, seated fully
- □ Ridge board or ridge beam sized correctly if stick framed
- □ Collar ties or rafter ties installed where needed
- □ Temporary bracing installed as trusses go up
- □ Permanent bracing installed per truss drawings
- □ Heel height allows planned insulation at exterior wall
- □ Lookouts, outlookers, and barge rafters framed correctly
- □ Roof sheathing staggered, edges supported, nail pattern correct
- □ Openings for chimneys, skylights, and vents framed cleanly

G. Hardware and connectors

- □ Joist hangers, post caps, and bases correct type and size
- □ Correct nails or screws used in all connectors
- □ Straps and ties at top plates, ridges, and key joints
- □ Beam splices supported and strapped where needed

- □ Anchor bolt locations line up with plates and posts

H. Stairs and openings

- □ Stair openings framed with headers and trimmers sized for load
- □ Headroom checked before cutting anything permanent
- □ Landing framing supported, no hanging corners in the air
- □ Blocking for future guards and handrails in place

I. Before inspection and cover

- □ All hardware visible and accessible for inspector
- □ Photos taken of hardware, bracing, and unusual details
- □ Penetrations through framing checked for overcut and repairs
- □ Site swept, trip hazards and scrap removed

Two-story framing checklist

Use this for houses with a full second floor or tall bonus rooms.

A. Global load path

- □ Roof loads traced down through second floor to first floor to foundation
- □ Bearing lines kept as straight and continuous as possible
- □ Major openings stacked or aligned from floor to floor where possible
- □ Heavy rooms upstairs (bathrooms, tile, libraries) mapped and supported

B. Foundation and first floor

- □ Foundation sized for two story loads, not guessed
- □ Posts and beams land on pads or thickened footings, not random wall sections
- □ First floor joists sized and spaced for two story load plus finishes
- □ First floor sheathing nailed correctly as a diaphragm where required

C. First floor walls

- □ First floor bearing walls marked clearly on plan and on studs
- □ Shear walls located and sized per plan, not shifted for convenience
- □ Hold downs and anchor bolts installed where shear walls start and end
- □ Openings framed so posts under big headers land on solid support

D. Second floor framing

- □ Second floor joists sized for span and stiffness, not only code minimum
- □ Joists bear on planned lines, no surprise point loads mid span
- □ Bathroom and laundry stacks lined up over each other if possible
- □ Notches and holes in joists within rules for solid and I joists
- □ Blocking installed at bearing lines and around stair openings
- □ Subfloor glued and screwed for stiffness and less noise

E. Second floor walls

- □ Walls that matter stacked over bearing walls or beams below
- □ Exterior walls tall enough and thick enough for two story loads
- □ Window and door headers sized for two story tributary width
- □ Narrow wall segments beside big openings checked for shear and hold downs

- □ Fire blocking at floor lines and tops of tall walls

F. Stairs and openings between floors

- □ Stair location planned with structure, not carved in later
- □ Floor openings framed with proper headers and trimmers
- □ Load paths around stair opening kept clear and continuous
- □ Headroom and landing sizes checked before final framing

G. Roof and lateral system on a tall box

- □ Roof type chosen with wind and snow in mind, not only looks
- □ Truss or rafter layout aligns with bearing and shear walls
- □ Roof sheathing nailed as a diaphragm with correct pattern
- □ Shear walls stacked from roof to foundation where possible
- □ Hold downs, straps, and drag struts installed where loads turn corners

H. Sound and comfort between floors

- □ Laundry and high noise rooms not directly over main quiet spaces if avoidable
- □ Extra stiffness under tile, tubs, and heavy finishes
- □ Sound control strategy chosen: insulation, resilient channel, or both
- □ Floor squeaks fixed now, not left for drywall day

I. Services that cut structure

- □ Plumbers and electricians know no cut zones for joists and beams
- □ Big chases planned, not hacked out of bearing walls
- □ Holes in top plates sealed and fire stopped as required

J. Final pre-drywall walk

- □ All connectors, hold downs, straps, and clips installed and visible
- □ Shear walls have correct nailing and full height panels
- □ Fire blocking complete at floor lines, chases, and stair wells
- □ Truss bracing matches truss drawings
- □ Photos taken: foundations, beams, posts, shear walls, hardware, stairs, roof bracing