Inspection Checklist

Framing

City of Saskatoon

Table of Contents

1.0 General Information

Building or renovating a home involves several required inspections. These inspections help confirm the work is safe, meets building code requirements and is ready for the next stage.

While inspectors use detailed technical checklists, most outcomes come down to a few common issues. Understanding these can help you avoid delays and keep your project on track.

2.0 Inspection Outcomes

Every inspection result in an outcome that tells you whether your project can move forward or if additional work is required. Understanding these results can help you plan next steps and avoid delays.

Passed

The work meets required standards and there are no outstanding documentation requirements. In some cases, minor items may remain, but they can be reviewed at a future inspection.

Partially Passed

Some deficiencies were identified, but construction can continue. These items must be corrected before the next applicable inspection.

Failed

Significant deficiencies were found, or the work was not ready for inspection. Corrections are required and must be verified through a re-inspection before work can proceed.

Inaccessible

The inspector was unable to safely access the site. The inspection must be rescheduled once safe access is provided.

Waived

The inspection was not required for the project or was already completed at an earlier stage.

Cancelled

The inspection was cancelled, with details provided in the inspection report. A new inspection must be booked.

3.0 Framing Inspection Overview

A framing inspection can be requested once structural framing is complete and key building elements are in place. Stairs, windows, and exterior doors should be installed, and all plumbing and mechanical rough-in cutouts must be finished.

For multi-family or row housing projects, all units must be fully prepared to allow for a single inspection of the entire building.

Where engineered components are present, an inspection by a design professional licensed in Saskatchewan is required, along with submission of an Assurance of Field Review and Compliance letter.

Common Areas Reviewed During Framing Inspection

The items listed below represent common areas reviewed during a framing inspection; however, all work must comply with applicable codes and standards.

- ☐ Temporary or permanent property number installed.
- ☐ No standing water in the basement and foundation is undamaged.
- ☐ Layout meets approved drawings.
- ☐ Assembly construction meets approved drawings.
- ☐ Windows and exterior doors are installed.
- ☐ Window and door locations and sizes match approved drawings.
- ☐ Interior and exterior stairs are installed and permanently supported.
- ☐ Beam and lintel size, type, and location match approved drawings or shop drawings.
- ☐ Beams and lintels are adequately supported, with point loads properly transferred.
- ☐ Column size, type, and location match approved drawings or shop drawings.
- ☐ Columns are centrally located on pad footings.
- ☐ Columns are adequately fastened.
- ☐ Joist and rafter size, type, and location match approved drawings or shop drawings.
- ☐ Joist bracing and blocking are provided as required by shop drawings and manufacturer recommendations.
- ☐ Joists are adequately supported and fastened.
- ☐ Joist hangers are adequately fastened.

- ☐ Wall stud size, type, and spacing match approved drawings.
- ☐ Walls are adequately supported.
- ☐ Walls are adequately fastened.
- ☐ Roof trusses match shop drawings and layout.
- ☐ Girder trusses are adequately supported, with point loads transferred.
- ☐ Truss bracing and strongbacks are provided as required by shop drawings.
- ☐ Attic access is roughed in.
- ☐ Insulation stops are installed.
- ☐ Sheathing type, thickness, and grade match approved drawings
- ☐ Fire separations are continuous in concealed spaces such as attic, floor, and soffit areas
- ☐ All structural members are free of damage or excessive warping
- ☐ Shop drawings are attached to permit records

Items for a Failed Outcome:

- x Address not provided or not visible from the street
- x Construction does not match approved drawings or shop drawings
- x Foundation has been damaged
- x Windows or doors not installed
- x Windows or doors do not match approved drawings
- x Windows or doors installed but not shown on approved drawings
- x Door security blocking not installed
- x Column not centrally located on pad
- x Column inadequately fastened
- x Column loading exceeds capacity
- x Column length inadequate or screw exceeds permitted adjustment
- x Column top bearing plate does not fully support beam
- x Column load not centered on top bearing plate
- x Wood column has untreated material in contact with ground
- x Built-up wood column members are not full length

- x Built-up wood column plies not adequately fastened
- x Exterior wood column has untreated material within 150 mm of grade
- x Exterior column not anchored to prevent wind uplift
- x Beam has inadequate bearing
- x Beam holes or notching not in approved locations
- x Beam span not as per approved plans
- x Beam not as per approved drawings
- x Beam not adequately fastened
- x Built-up beam has significant point load
- x Built-up beam has improper joint locations
- x Lintel has significant point load
- x Lintel size insufficient
- x LVL beam plies not fastened per shop drawings
- x Steel beam continuous over supports
- x Joists not as per approved plans
- x Joists not adequately nailed to support
- x Joist spacing or span not as per approved drawings
- x Joists have inadequate bearing
- x Joists have been damaged
- x Engineered joists not as per shop drawings
- x Engineered joist filler blocks required at hangers or double joists
- x Engineered joist strongbacks or web stiffeners not installed as required
- x Blocking required below bearing points
- x Squash blocks required per shop drawings
- x Blocking not provided at cantilevered I-joists
- x Blocking not provided between joists as required
- x Bridging or strapping not installed
- x Sheathing does not conform to CAN/CSA standards
- x Sheathing thickness inadequate
- x Sheathing incorrect grade
- x Roof sheathing installed in wrong direction

- x Roof sheathing H-clips not provided
- x Roof ridge blocking not installed
- x Roof hip or valley blocking inadequate
- x Roof venting not provided
- x Floor sheathing installed in wrong direction
- x Floor sheathing joints not staggered
- x Wall not constructed per approved drawings
- x Wall anchorage inadequate
- x Wall top plate splicing unacceptable
- x Wall studs undersized or improperly spaced
- x Wall studs damaged by warping, notching, or drilling
- x Wall studs supporting lintels not doubled
- x Load-bearing wall top plate not doubled where required
- x Load-bearing wall missing mid-span blocking or sheathing
- x Tall wall does not meet approved drawings
- x Tall walls require solid blocking under floor sheathing
- x Tall walls require blocking at maximum 4 feet on centre
- x Tall wall plates improperly spliced
- x Air barrier not provided over walls
- x Air barrier not provided at ends of walls
- x Insulation stops not provided
- x Roof truss bracing not as per design
- x Roof truss bearing block not installed
- x Roof truss damaged, notched, or drilled without repair detail
- x Roof truss installation not as per shop drawings
- x Roof trusses missing bottom chord strapping
- x Roof trusses missing continuous bracing
- x Hangers not fully fastened
- x Hangers not installed as per shop drawings
- x Fire separation does not extend through soffit
- x Fire separation service boxes not offset properly

- x Fire separation incomplete in joist space
- x Fire separation incomplete in attic space
- x Fire separation not constructed per approved plans
- x Stairs not installed
- x Stair risers and treads not uniform
- x Stair rise or run inadequate
- x Stair stringers less than 90 mm effective depth
- x Stair stringers improperly spaced
- x Stairs lack adequate headroom
- x Stair landing size insufficient
- x Outstanding deficiencies from earlier inspections not addressed

Items for Passed Outcome:

- ☐ Attic access required
- ☐ Permanent stair landing support required
- ☐ Basement perimeter walls incomplete
- ☐ Garage box-down framing incomplete

Items for a Cancelled Outcome:

- x Shop Drawings not provided

City of Saskatoon

222 3rd Avenue North
Saskatoon Saskatchewan S7K 0J5

P 306-975-2645 • **F** 306-975-7712
E building.standards@saskatoon.ca

saskatoon.ca/inspections