

Commercial Inspection Checklist – Framing

Address: _____ Building Consent No.: _____

Tradesperson: _____ Tradesperson: _____

Reg.No.: _____ Contact Details: _____ Reg. No.: _____ Contact Details: _____

Date: _____ Time: _____

Staged/Partial Inspection: _____ of _____

Item to be inspected for compliance: with the Building Act 2004, NZBC and Approved Documents. Complies with approved plans and specifications. Note: N/A = this item is not applicable to this application and has not been assessed	Outcome ¹			Details of Inspection & Comments: Comments must be made for: 1. Non-complying Items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
	Pass	N/A	Fail	
Conditions of consent/site instructions read?				Yes / No
Approved plans & specifications sighted? ²				Yes / No
Approved plans include specific design detail?				Yes / No
Concrete slab inspection passed?				
Subfloor framing inspection completed?				
Site hazard board read	Yes / N/a / No			
Special PPE required for this site (as detailed on hazard board)?	Yes / No			Specify: safety footwear / eye protection / dust mask high visibility jacket / hard hat Other:
Exterior				
Polythene fixed to bottom plate (brick veneer) ³				
Concrete sealed (mulseal/ bitumous tarseal for brick veneer) ⁴				
Fixings - Exterior⁵				
Bottom plate fixing type				
Bottom plate fixing spacings				
Bottom plate brace straps & fixings ⁶				
Ext. bracing sheets recessed into framing				(Batten cavity systems only)
Bracing set out as per plans				
Lintel & beam high wind fixings				
Top plate fixings ⁷				
Framing - Exterior				
Property rating requirements checked ⁸				
Timber grade & treatment ⁹				
DPC under exterior bottom plate				
Stud size & spacing				
Double studs or blocking to openings for brick veneer ties				
Lintel & beam sizes				
Blocking under girder trusses & beams etc.				
Roof				
Timber grade & treatment ¹⁰				
Truss/rafter set out ¹¹				
Truss/rafter fixings ¹²				
Purlin/batten set out (span & spacing) ¹³				
Purlin/batten fixings periphery & body ¹⁴				
Interior				
Control joints/saw cuts in slab				
Framing - Interior				
Life rating requirements checked ¹⁵				
Timber treatment & grade				
Internal lintel/beam sizes				
Blocking around penetrations for flashings				
Upper storey floor joists sizes & spans				
Mid span blocking				

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	Pass	N/A	Fail														
Checks & notches in framing																	
Strap fixings through floor																	
Fixings - Interior¹⁶																	
Bottom plate fixing type																	
Bottom plate fixing spaces																	
Bottom plate brace straps & fixings																	
Bracing set out as per plans																	
Internal lintel/beam fixings & support																	
Engr structural members as per plans																	
Engr structural fixings as per plans																	
Engr confirmation required?				Yes / No													
Notes¹⁷:																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; padding: 5px;">Amended plans required?</td> <td style="width: 15%; padding: 5px;">Yes / No</td> <td rowspan="2" style="width: 45%; padding: 5px;">Officer:</td> </tr> <tr> <td style="padding: 5px;">Amended specifications required?</td> <td style="padding: 5px;">Yes / No</td> </tr> <tr> <td style="padding: 5px;">Reinspection required?</td> <td style="padding: 5px;">Yes / No</td> <td rowspan="2" style="padding: 5px;">Signed:</td> </tr> <tr> <td style="padding: 5px;">Site instruction issued?</td> <td style="padding: 5px;">Yes / No</td> </tr> <tr> <td style="padding: 5px;">Framing inspection passed?</td> <td style="padding: 5px;">Yes / No</td> <td style="padding: 5px;">Date:</td> </tr> </table>					Amended plans required?	Yes / No	Officer:	Amended specifications required?	Yes / No	Reinspection required?	Yes / No	Signed:	Site instruction issued?	Yes / No	Framing inspection passed?	Yes / No	Date:
Amended plans required?	Yes / No	Officer:															
Amended specifications required?	Yes / No																
Reinspection required?	Yes / No	Signed:															
Site instruction issued?	Yes / No																
Framing inspection passed?	Yes / No	Date:															

¹ Pass = Compliance with approved plans & documentation, N/A = Not applicable to this project, Fail = Non-compliance with approved plans & documentation.

² Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail

³ NZS 3604:1999 Section 7.5 Fig. 7.10 & Section 11.7.4.6 & Fig. 11.1 & NZS 3604:2011 Section 7.5 Fig. 7.11 & E2/AS1

⁴ NZS 3604:1999 Section 7.5 Fig. 7.10 & Section 11.7.4.6 & Fig. 11.1 & NZS 3604:2011 Section 7.5 Fig. 7.11 & E2/AS1

⁵ NZS 3604:1999 Section 7.5.12 & NZS 3604:2011 Section 7.5.12

⁶ Individually checked against approved plans & specifications

⁷ NZS 3604:2011 Table 8.18

⁸ For consents processed prior to April 2012, the term 'property rating' may be referred to as 'S rating'

⁹ NZS 3602:2003 Table 1

¹⁰ NZS 3602:2003 Table 1

¹¹ Checked against manufacturer's set out plan

¹² Checked against manufacturer's fixing plan

¹³ NZS 3604:1999 Table 10.9 & NZS 3604:2011 Tables 10.10 & 10.12

¹⁴ NZS 3604:1999 Table 10.9 & 10.10 & Figs. 10.16 & 10.17 & NZS 3604:2011 Tables 10.10 & 10.12

¹⁵ For consents processed prior to April 2012 the term 'Life rating' may be referred to as 'F rating'

¹⁶ NZS 3604:1999 Section 7.5.12 & NZS 3604:2011 Section 7.5.12

¹⁷ Note any additional information, such as: cast in fixings, timber, etc.