

**DEVELOPMENT SERVICES – BUILDING INSPECTION****INSPECTION GUIDELINES:  
DRYWALL****INSPECTION CODE:** 243**SCOPE:** RESIDENTIAL**APPLICABLE CODES:** 2016 CBC, CRC, CPC, CMC, CEC, CALGreen, CEnC, and PAMC

*The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.*

**IMPORTANT**

- Failure to complete items below, prior to inspection, may result in a re-inspection fee.

**PRE-INSPECTION**

- Verify all required sequential inspections and correction notices are complete.
- If the tubs were not inspected at insulation inspection, do not drywall under tub locations. Fill the tubs slightly over the overflow prior to this inspection and schedule Inspection 242.
- Verify the following items prior to scheduling a drywall inspection:
  - Electrical outlet spacing
  - Egress windows
  - Flue location and clearances
  - Furnace locations and clearances
  - Debris removed from underfloor area
- Stack drywall flat and perpendicular to joists, keep dry, and protect from damage.
- All electrical boxes and panels shall be properly protected from drywall dust, mud, paint, texture and any other foreign materials prior to work. (CEC 110.12)

**DRYWALL INSPECTION****GENERAL**

- Drywall shall be applied at right angles and or parallel to framing members. All edges of drywall shall occur on framing members. Interior drywall shall not be installed where it is directly exposed to weather or to water. (CRC R702.3.5)
- Joints shall be staggered on opposite sides of framing members.
- Drywall on ceilings shall be installed over the edge of the wall drywall. (GA-600-2015)

- Electrical outlet maximum setback 1/4" from drywall face and no side gaps more than 1/8" to electrical outlet. (CEC 314.20, CEC 314.21)
- Drywall is not allowed in steam showers. (CRC R702.4.2)
- See Table R702.3.5 for nail and screw spacing based on the thickness and application of the drywall.

**Table R702.3.5: Minimum Thickness and Application of Gypsum Board and Gypsum Panel Products**

THICKNESS (inches)	APPLICATION	ORIENTATION TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches)	MAXIMUM NAIL SPACING (inches)	MAXIMUM SCREW SPACING (inches)
<b>3/8</b>	Ceiling	Perpendicular	16	7	12
	Wall	Either Direction	16	8	16
<b>1/2</b>	Ceiling	Either Direction	16	7	12
	Ceiling	Perpendicular	24	7	12
	Wall	Either Direction	24	8	12
	Wall	Either Direction	16	8	16
<b>5/8</b>	Ceiling	Either Direction	16	7	12
	Ceiling	Perpendicular	24	7	12
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6
	Wall	Either Direction	24	8	12
	Wall	Either Direction	16	8	16

**FASTENERS**

- Screw type and application table shall be per the table below and penetration shall be long enough to penetrate into wood framing members not less than (CRC R702.3.5.1):
  - o Screws: 5/8"
  - o Nails: 3/4"
  - o Screws into metal members not less than 3/8"

SCREW TYPE	APPLICATION
Type G	Gypsum to gypsum
Type S	Gypsum to light gage steel framing (non-load bearing)*
Type S-12	Gypsum to heavy gage steel framing (structural)
Type S or W	Gypsum to wood framing

\* Shall not be less than 25 gage steel.

**FIRE RATED ASSEMBLIES**

- To provide a more level surface at joints, arrange gypsum panel so that the leading edge of each panel is attached to the open or unsupported edge of the steel stud flange.
- Double layer drywall on same and opposite sides of framing shall have joints offset/staggered for base and second layer; offset 16" vertical and 24" horizontal. (GA-600-2015)
- For one hour floor-ceiling or roof-ceiling systems, the addition or deletion of insulation in ceiling joist spaces could reduce the fire resistance rating, so an additional layer of gypsum board may be required. Consult with the project Architect of Record and the Building Department Supervisor (Bud Starmer).
- For R3 and U occupancy separations (e.g., a single family and garage), verify the following per table CRC R302.6:

**Table R302.6 Dwelling-Garage and/or Carport Separation**

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2" gypsum board or equivalent applied to the garage side
From habitable rooms above the garage or carport	Not less than 5/8" Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by Section 302	Not less than 1/2" gypsum board or equivalent
Garages located less than 3' from a dwelling unit on the same lot	Not less than 1/2" gypsum board or equivalent applied to the interior side of the exterior walls that are within this area

- Fasteners shall not be spaced less than 3/8" from edges and ends of wall board.
- Gypsum panels shall be installed with moderate contact at joints and full overlap of corners.
- Fire-resistant rated assemblies shall have joints and fasteners treated/mudded, and taped.
- A firestop collar is required for plastic pipe penetrations (e.g., PVC, ABS, etc.) at occupancy separation walls. Fire collar must be T-rated for 1-hour wall. (CBC 714, CPC 1405.0)
- Electrical panel shall be fire rated, except where it is surface-mounted.
- Plastic washing machine water pipe boxes are not allowed on garage side of rated wall. (CRC R302.5)
- Fire rated access panel above garage must maintain fire rating if applicable. (CRC 302.5)
- Ducts penetrating occupancy separation between a garage and a dwelling shall be 26 gage sheet metal. Other penetrations shall be protected with an approved material capable of resisting the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet ASTM E136 requirements. (CRC 302.5.2, CRC 302.5.3, CRC R302.11)

**WATER HEATER ALCOVES**

- Alcove floor/platform shall be constructed with one layer ¾" plywood and one layer of hardy board or dura rock on top of plywood and 26 gage galvanized sheet metal or pan under furnace and water heater.

**AND FIREPLACE HEARTH RADIANT HEAT BARRIER**

- Prior to tile or stone installation over hearth, heat barrier underlayment inspection is required. Allowed radiant heat barrier underlayment materials: 1/2" Micore, Cerraform or three layers of Wonderboard.