

MUNICIPALITY OF ANCHORAGE

Development Services Department



Building Safety

Handout R.03 Residential Pre-Inspection Checklist

1. Posted permit card in visible locations from the street.
2. Locate approved plans and engineered approved truss engineering. AAC 23.10.104.14.1.
3. Inspect exterior and interior shear walls and load paths connections, in accordance with approved plans.
4. Inspect all mechanical fasteners, straps, and hold-downs, in accordance with approved plans.
5. Inspect wall framing in accordance with approved plans.
6. Inspect floor framing in accordance with approved plans.
7. Inspect roof framing and trusses in accordance with approved plans and engineered, stamped truss drawings.
8. Inspect special inspections reports such as driven piles, certified welding and others, as called out by special engineering.
9. Inspect for room size, IRC R304.
10. Inspect for ceiling height, IRC R305.
11. Inspect glass and glazing in accordance with IRC R308.
12. Inspect crawl access.
13. Inspect doors and windows for ingress and egress.
14. Inspect landings in accordance with IRC R311.3 and R311.7.6.
15. Inspect ramps in accordance with IRC R311.8.
16. Inspect stairs in accordance with IRC R311.7.
17. Inspect handrails and guards in accordance with IRC R311.7.8 and R312.
18. Verify location and operability of smoke detectors. IRC R314.
19. Inspect foam plastic in accordance with IRC R316, Foam Plastic.
20. Inspect dwelling unit separation, in accordance with R302.
21. Install roof covering in accordance with IRC Chapter 9 and local amendments.
22. Inspect chimneys and fireplaces in accordance with IRC Chapter 10, using tables and illustrations.

This framing checklist is not all-inclusive and is subject to change. This list should be coordinated closely with the latest version of the one- and two-family dwelling code, and local amendments. The contractor and/or builder should make sure that all items listed above have been completed before arranging for a framing inspection.

Robert Doehl, Building Official
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