



2012 Codes

This checklist is intended for use to prepare for an inspection. This is only a general list and is not intended to address all possible conditions. References are to the 2012 International Residential Code (IRC).

Drywall inspections are only required for garage separations and gypsum board shearwalls. The scope of the inspections may vary per jurisdiction.

Permits and Plans

- Job address is posted in a visible location. (R319)
- Permit and approved plans are on the site. (R106.3.1 & R105.7)
- Previous required inspections are signed off. (R109.4)

General Nailing & Screwing

- All fasteners are approved gypsum board type. (R702.3.6 & Table 702.3.5)
- All screws are gypsum board type "W" or "S" unless otherwise noted and long enough to penetrate a minimum of 5/8" into wood and 3/8" into steel. R702.3.6 and (Table R702.3.5)
- The nailing pattern on walls is 8" on center at the ends and in the field. The nailing pattern on the ceilings is 7" on center at the ends and in the field. (Table R702.3.5)
- The screw pattern on the walls is 16" for 16" on center framing and 12" for 24" on center framing. (Table R702.3.5)
- The screw pattern on the ceiling is 12" on center for framing spaced 16" or 24" on center. (Table R702.3.5)
- Gypsum shearwalls are installed per approved plans and the prescriptive wall bracing requirements of IRC chapter 6.
- The drywall ends break over the framing. (R702.3.5)

Water-resistant Gypsum Backing Board

- Use of water-resistant gypsum backing board is permitted on ceilings where framing spacing does not exceed 12 inches on center for 1/2 inch, or 16 inches for 5/8 inch thick gypsum board. Cut or exposed edges, including those at wall intersections, are to be sealed as recommended by the manufacturer. (R702.3.8)
- Water-resistant gypsum backing board shall not be installed over a vapor barrier in a shower or tub compartment. (R702.3.8)
- Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity, such as saunas, steam rooms, indoor pools, etc. (R702.3.8.1)
- Cement, fiber-cement or glass mat gypsum is to be installed in accordance with



manufacturers' recommendations are to be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)

Garage Separation

- Garages beneath habitable rooms separated from habitable rooms above by 5/8" X gypsum board or equivalent. See Construction Tip Sheet 6. (R302.6)
- The nailing pattern is 6" on center 1 7/8" 6d cooler nails (or equivalent screws) for 5/8" type "X" drywall on the garage side of the ceiling separation beneath habitable rooms. (Table R702.3.5, footnote e)
- Framing supporting garage ceiling separation from habitable space is protected by 1/2" gypsum board. (Table R302.6)
- Any ducting penetrating the wall or ceiling between the house and garage, that is not a minimum 26-gauge sheet metal, is enclosed within a protective assembly such as a shaft, chase, or soffit and has no openings into the garage. (R302.5.2)