



Clark County Department of Building & Fire Prevention

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Division:	Building Division	Code Interpretation	BD-CI-027
Subject:	SPECIAL INSPECTION FOR RESIDENTIAL CONSTRUCTION	Effective Date:	05/01/2007
Code:	2012 IBC, 1704.2, 1705.2, 1705.5, 1705.10, 1705.11	Review Date:	12/12/2016

A. CODE REQUIREMENT

Special inspection for light frame construction is specified in sections 1705.x.x as noted above. This interpretation provides specific guidance as to when the structural wood special inspection is required for U, R-1, R-2 and R-3 occupancies.

B. INTERPRETATION

General

Special inspection is required as indicated in chapter 17 for residential construction. Modifications to special inspection requirements in accordance with 1704.2 are specified below.

Periodic special inspection required by the registered design professional or the building official may not be waived.

At the option of the Building Official, a special inspector shall be onsite during all framing activities for commercial or high density residential buildings (R-1 and R-2) that are three stories or greater. Additional special inspectors may be required when one inspector cannot perform all of the required special inspections within the day the work is to be performed.

Wood Construction

Continuous special inspection is required during field gluing operations of elements of the seismic and main wind force-resisting systems.

Periodic special inspection for nailing, bolting, anchoring, and other fastening of components within the main wind and seismic-force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs is not required for detached 1 & 2 family dwellings and their Group U accessory structures, including, but not limited to, those listed in Section 312.1.

Periodic special inspection for manufactured lateral load resisting components is not required for R-3 occupancies and U occupancies that are accessory to a residential occupancy.

Cold-Formed Steel Light-Framed Construction

Special inspection and exceptions shall be as specified in 1705.2.2.2, 1705.10.2 and 1705.11.3.

Periodic special inspection for manufactured lateral load resisting components is not required for R-3 occupancies and U occupancies that are accessory to a residential occupancy.

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B. RATIONALE

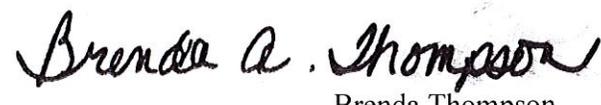
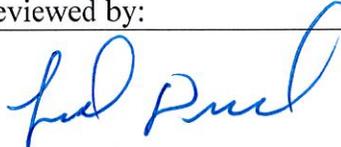
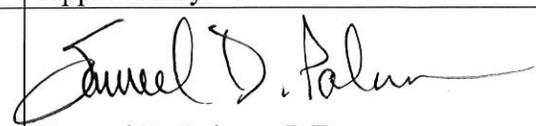
IBC Section 1704.2 allows an exception for the special inspection requirements for detached 1 & 2 family dwellings and occupancies in Group U that are accessory to a residential occupancy. The Building Division has performed these types of inspections during their normal course of inspection in the past. These periodic special inspections are being replaced by periodic inspection by Building Division staff.

Special inspection of wood framed construction shall be as required by product listing, when specified by the registered design professional, or by the building official when special design circumstances dictate.

The pace of framing for commercial or high density residential buildings (R-1 and R-2) that are three stories or greater may require that a special inspector be onsite during all framing activities to ensure all required periodic inspections are performed.

Revision History:

POLICY #	TITLE	Effective Date	Revised	Reviewed
AD-CI-IBC-003	Periodic Spec Inspection for Structural Wood	05/01/2007	03/05/2008	
AD-CI-IBC-003	Periodic Spec Inspection for Structural Wood			
BD-CI-027	Periodic Spec Inspection for Structural Wood			08/15/2008
BD-CI-027	Periodic Spec Inspection for Structural Wood		05/05/2011	
BD-CI-027	Special Inspection for Residential Construction		12/23/2013	03/02/2015
BD-CI-027	Special Inspection for Residential Construction			01/07/2016
BD-CI-027	Special Inspection for Residential Construction			12/12/2016

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