DRYWALL INSPECTION CHECKLIST

This is to be used as a general checklist; it is not inclusive of all code requirements and inspection criteria.

Based on the California Building Code (CBC) and referenced ASTM standards.

☐ Approved plans and inspection card shall be on job site. [CBC 107.3.1 & 105.7]
☐ Drywall shall not be installed until weather protection has been provided on the exterior of the structure. [CBC 2508.2.1]
☐ All drywall shall be in place and fastened.
☐ Check plans for nailing schedule requirements for locations. (non-rated vs. fire-rated)
☐ Drywall type, thickness and fastener requirements shall be in accordance with:
  o Approved plans and specifications.
  o UL listed standard for fire assemblies.
  o Per ASTM C840
    • Ceiling first
    • Joints stagger on opposite sides of walls
    • No joints over windows or doors
☐ Screws shall be spaced a maximum: WALLS: 12”o.c. for edges/16”o.c. for field. CEILINGS: 12”o.c. (non-rated)
☐ Nails shall be spaced a maximum: WALLS: 8”o.c. CEILINGS: 7”o.c. (non-rated)
☐ Fasteners (screws or nails) for fire-rated assemblies shall be per the design.
☐ Fasteners shall be placed not less than 3/8 inch from edges and ends of wallboard.
☐ Fasteners shall not fracture the face paper of wallboard. [ASTM C840.7.1.5]
  • Gypsum wallboard single-layer fire-rated assemblies shall have joints and fasteners treated. [CBC 2508.4] with some exceptions
☐ Water Resistant Gypsum (Greenboard) shall not be used in the following: [2509.3].
  • Over a vapor retarder.
  • In areas subject to continuous high humidity.
  • On ceiling where framing space exceed 12” on center for ½” (16” o.c. for 5/8”)
  • In showers or bath tub enclosures.
☐ Tile backer board installed per manufacturer’s installation instructions (with listed fasteners) installation instructions on site for inspection.
☐ For 1-HR and 2-HR rated walls for single ply and two-ply applications each layer shall be inspected for fastener spacing, penetration and wallboard overlap requirements.
☐ Penetrations through Fire-Rated Assemblies shall be protected by an approved listed penetration Fire-Stop System and have an F-Rating of not less than the required rating of the wall penetrated. (Fire Caulking, and in some cases mineral wool backing) CBC 713
☐ Rated wall penetrations may require blocking to hold rock wool in place (pre-intumescent)
☐ No wallboards gaps > 1/8” at electrical outlet boxes. [CEC 314.21]
☐ Electrical outlet boxes shall not be recessed more than 1/8” from face of drywall and must be flush with or project past combustible surfaces. [CEC 314.20]