



Drywall / Wallboard Inspection Checklist

City of Rancho Palos Verdes Community Development Department
Inspection Request Line 310-541-9809

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.

WARNING

- ✓ Failure to complete items below, prior to inspection, may result in a re-inspection fee.
- ✓ Construction hour signs with an address shall be posted on all job sites prior to inspections.
- ✓ Gas/Electric utilities will be removed if found to be unsafe at time of inspection.
- ✓ Dry wall inspection is the last chance prior to final to address issues.

PRIOR TO INSPECTION

- ✓ Prior to inspection verify all required sequential inspection and correction notices are complete.
- ✓ If tub test was not inspected at insulation inspection, do not dry wall under tub location. Fill tub (s) slightly over the overflow prior to this inspection.

NOT ALLOWED

- ✓ Gypsum products are not allowed in steam showers

STORAGE

- ✓ Stack drywall flat and perpendicular to joist, keep dry, protect from damage.

✓ VERIFY THE FOLLOWING ITEMS

- Electrical outlet spacing.
- Egress windows.
- Flue location and clearances.
- Furnace locations and clearances.
- Debris removed from under floor area.

✓ Inspection (Most frequently missed items during inspection)

- ✓ **See Screw, nail and spacing tables below.**
- Sheetrock shall be installed perpendicular to framing members.
- Electrical outlet maximum setback 1/4" from drywall face and no side gaps more than 1/8" to electrical outlet.
- Joints shall be staggered on opposite sides of the framing members.
- Install ceiling drywall over edge of wall panel per gypsum association.

✓ DOUBLE-LAYER DRYWALL

- Double layer drywall on same and opposite sides of framing shall have joints offset / staggered for base and 2nd layer. Offset 16" vertical and 24" horizontal.

√ STEEL FRAMING

- 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.

√ FIRE RATED ASSEMBLIES

Note: 1 hour floor-ceiling or roof-ceiling systems: The addition or deletion of insulation in ceiling joist spaces could possibly reduce the fire resistance rating, an additional layer of gypsum board may be required. Consult with the project architect of record and the Building Department Supervisor.

Modified 1 hour fire-resistive construction : (R-3 Dwelling and U Garage separation)

- ½" gypsum board on garage side of walls and its attic.
- 5/8" type x gypsum board on garage ceiling (if garage is beneath habitable rooms)
- Fasteners shall not be space less than 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 / mud & tape.
- Firestop collar required for plastic pipe penetrations (i.e. PVC, ABS, etc) at occupancy separation wall. Fire collar must be T-rated for 1-hour wall.
- Electrical panel shall be in fire rated enclosure or surface mounted.
- Plastic washing machine water pipe boxes are not allowed on garage side of rated wall.
- Fire rated access panel above garage must maintain fire rating if applicable.
- Ducts penetrating occupancy separation rated wall to be 26 gage sheet metal.

Furnace and water heater occupancy separation: (Garage side walls and platform)

- ½" gypsum board on garage side of walls and its attic.
- 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.
- Fasteners shall not be space less than 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.

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: ½" Micore, Cerraform or three layers of wonderboard.

√ SHOWERS AND WATER CLOSET COMPARTMENTS

- ✓ **Base for tile in Shower and tub compartments:** Cement, fiber-cement or glass mat gypsum backers shall be used as a base for wall and ceiling panels in shower and bathtub compartments and shall be installed per manufactures recommendations.
- ✓ **Base for tile in water closet compartments walls:** Water-resistant gypsum board / green board shall be installed per manufactures recommendations.
- ✓ **Fasteners:** Cement, fiber-cement or glass mat backers shall be secured with its listed fasteners and shall be corrosion resistant.
- ✓ **Caulk transition:** Leave a ¼" space between the water resistant panel and the lip of the receptor / shower pan / tub and apply siliconzed caulking.

Water resistant gypsum board (green board) shall not be used in the following locations:

- ✓ Over a vapor retarder in shower or bathtub compartments.
- ✓ Where there will be direct exposure to water or in areas subject to continuous high humidity.
- ✓ On ceilings where frame spacing exceeds 12" on center of 1/2" wall board and more than 16" on center for 5/8" water-resistant drywall.

Fix for green board in shower and tub compartment:

Apply approved liquid membrane i.e. red guard, HTM 4000 etc. over green board.

✓ FASTENERS

Screw type and application table:

Type Screws	Application
Type G screws	For attaching gypsum to gypsum
Type S screws	* For attaching gypsum to light gage steel framing. (Non-Load Bearing)
Type S-12 screws	For attaching gypsum to heavy gage steel framing. (Structural)
Type W screws	For attaching gypsum to wood framing.

* shall not be less than 25 gage steel.

Fastener penetration: (Wood)

Penetration shall be long enough to penetrate into wood framing members not less than:

- ✓ Screws: 5/8"
- ✓ Nails: 3/4"

Fastener penetration: (Steel)

- ✓ Screws into metal members not less than 3/8"

Fastener spacing table for single-layer gypsum wallboard:

Gypsum Wall Board Thickness	Erection of Framing	Maximum Framing Member Spacing	Maximum Nail Spacing	Maximum Screw Spacing
1/2"	Vertical	16"	8"	16"
1/2"	Horizontal	16"	7"	12"
1/2"	Vertical	24"	7"	12"
1/2"	Horizontal	24"	8"	12"
5/8"	Vertical	16"	8"	16"
5/8"	Horizontal	16"	7"	12"
5/8"	Vertical	24"	7"	12"
5/8"	Horizontal	24"	8"	12"