



Clark County Department of Building & Fire Prevention

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Division:	Building Division	Policy & Procedure:	BD-CI-213
Subject:	SPECIAL INSPECTION FOR RESIDENTIAL CONSTRUCTION	Effective Date:	05/01/2007
Code:	2018 IBC, 1704.2, 1705.2, 1705.5, 1705.11, 1705.12	Revised Date:	01/01/2021

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.

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 1705.2.2.4, 1705.11.2 and 1705.12.3. 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.

C. 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.

Prepared By: Building Division

Date Prepared: 2007

Revision History:

Title	Revision/Approved Date	Effective Date
Periodic Spec Inspection for Structural Wood	AD-CI-IBC-003	05/01/2007
Periodic Spec Inspection for Structural Wood	AD-CI-IBC-003	03/05/2008
Periodic Spec Inspection for Structural Wood	BD-CI-027	08/15/2008
Periodic Spec Inspection for Structural Wood	BD-CI-027	05/05/2011
Special Inspection for Residential Construction	BD-CI-027	12/23/2013 – 03/02/2015
Special Inspection for Residential Construction	BD-CI-027	01/07/2016
Special Inspection for Residential Construction	BD-CI-027	12/12/2016
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