TEHAMA COUNTY BUILDING DEPARTMENT
INSPECTORS CORNER

Welcome to the Tehama County Inspectors Corner (TCIC) it is designed to provide public information on changes, past and up coming events, and new systems. Please browse context below for more information.

FEBRUARY, 2006 ISSUE

TEHAMA COUNTY BUILDING DEPATMENT SENDS OUR REGARDS TO THE KINNER FAMILIES

STRUCTURAL TRAINING: Wednesday, January 25th, 2006 Special guest speaker **Steve Judson (Judson Engineering)** provided the County and Public with a structural training course.

ATTENDANCE: Steve Judson (Judson Engineering), Jim Little (Chief Building Official), Jim Benson (Plan Check Engineer), Gary Layman (Senior Building Inspector), Steve Ayers (Building Inspector), and public Richard Rezendes, Randy Rezendes, Brandon Grissom, Sean Story, Matt Bessert, Earle Dufour, Robert Root, Rod Byrd, Steve Hannah, Luke Alexander, Mike Scotella, Barry Zimmerman, and Brandon Koehon.

TOPICS COVERED:

1- **PURPOSE FOR SHEAR:** Steve explained the purpose for brace wall lines, panels, load paths, and interior brace wall panels.

2- **ROOF DIAPHRAGM:** Review of the roof diaphragm, blocking placement, nailing requirements, wall transfer, and over hang requirements. Question, Can a 4' sheet run from the bottom of the fascia ending 2' inside the roof diaphragm without blocking the upper edge? Yes! Steve explained the difference between an unblocked diaphragm and a blocked diaphragm. Table 23-11-B-2 CBC "WOOD STRUCTURAL PANEL SHEATHING NAILING SCHEDULE" is the table used for roof sheathing nailing and is designed for unblocked roof diaphragms only. The perpendicular edge of the plywood is not required to be blocked. However, nailing must be provided at 6" oc. into the freeze blocks over the plate line for proper shear transfer. Sheathing strips less than 12" wide shall be blocked per CBC.

3- **LOAD TRANSFERS THROUGH JOIST:** Steve indicated the reason for A-35, LTP, LSU, and other clips that are used to transfer shear loads through the joist system. Providing the shear panels to break and be nailed into the center of the joist and properly secured below is another way of providing a solid transfer. Although, it shall comply with the approved plans. Blocking of the rim joists to prevent lateral movement do to a hinge point created. Squash blocks (block between plates to transfer loads) shall be provided to transfer loads from above to the foundation. Use of all thread for hardware connections transferring from the bolt to the hold downs.

4- **STUD LOCATIONS:** Studs shall be provided as per the approved plans. Additional studs shall be provided under girder trusses, beams, and trusses with a reaction load of 1600lbs (2x4 double top plates, 2x6 is currently under review). Studs offset from locations mentioned above, is not recommended.

5- **WALL CONNECTIONS:** Walls shall be connected by over lapping of the top plates, strapping, approved clips, or approved nailing. Follow details on plans for intended method to be used. Top plate breaks section 2320.11.2 states "End joints in double top plates shall be offset at least 48 inches." Less than 48 inch offset requires that the plates be strapped for proper connection. Top plate nailing shall conform to the approved plans or table 23-ll-B-1 CBC. "NAILING SCHEDULE".

Tehama County Building Department would like to thank Steve Judson for offering his time and assistance in providing solid grounds for the construction industry with in Tehama County. GOOD JOB STEVE JUDSON!!

Meetings are scheduled a minimum of one month in advance, please check our website and office counter for any upcoming events.

TOPIC OF THE MONTH

STACKED FOOTINGS: Section 1906.1.1 CBC States "Forms shall result in a final structure that conforms to shapes, lines and dimensions of the members as required by the design drawings and specifications" Section 1906.1.2 CBC States "Forms shall be substantial and sufficiently tight to prevent the leakage of mortar". Section 1905.2.1,1 CBC states "Workability and consistency to permit concrete to be worked readily into forms and around reinforcement under conditions of placement to be employed without segregation or excessive bleeding". Stack footings are not accepted by the code or by the Tehama County Building Department. In addition to the requirements of the code, pouring dry concrete eliminates the bond of steel and bolts to the concrete. Slab dowels turn freely, voids and pockets around bolts, rebar, plumbing, and electrical, and improper stem wall widths have been observed at slab inspections. After reviewing this matter with local engineers and architects on the job sites along with extensive research, the decision has been finalized. All forms, rebar, and bolts shall be in place at time of inspection.

NEW ON THE **AGENDA**

1. **ELECTRONICS:** Tehama County Building Department is working toward a full Electronic System. New and updated inspection cards, routing sheets, inspection records, handouts, and plan review list will be electronic. In the near future we will have this information plus more available on our web site at: www.tehamacountybuilding.com.
2. **TREATED LUMBER & FASTENERS:** Treated lumber is to be used in all locations required by the CBC section 2306, in addition all cuts and holes bored in said lumber shall be field treated with approved materials. Fasteners in contact with the treated lumber shall be of approved materials as per manufactures specifications.

3. **ELECTRICAL:** Grounding of equipment shall be grounded as per the California Electrical Code (CEC). Ufer grounds may be any method approved by the CEC. All switches shall be grounded. Pigtails for each switch shall be provided at rough electrical inspection. Schedule 80 or better conduit is required for protection from physical damage from 18" below grade to 8' above. Risers at services and power poles where electrical is exposed to damage shall be protected as indicated above. Under ground electrical shall be inspected prior to back fill. A warning ribbon shall be present at time of inspection and shall be installed 12" above the wires. Back fill shall be free of large rocks, in rocky conditions or soil of an approved material shall be installed to protect such electrical from damage during final excavation.
4. **TILE ROOFING APPLICATION:** Concrete tile roofing is required to have roof flashings installed in both the dry in and the finish application. If any questions for proper application please see manufactures specs or contact us at numbers below. Inspectors will be verifying the use of two flashings for all roof jacks required per manufactures specs.

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Tehama County Building Department is currently performing all plan reviews in house. However, the private sector is still available when needed. Any deviation from the approved plans or minimum codes shall be approved by the Engineer or Architect of record and reviewed by the plans examiners prior to approval. Tehama County has adopted and ensures compliance with the current edition of the California Title 24 and 25 Codes.

Inspections shall be scheduled prior to 3:30 PM. on the day before inspection (530) 527-4928.

Thank you for visiting the Inspectors Corner.