



# Inspection Checklist: Subfloor Framing, Bracing & Fixings

Ref: IC 03
Ver: 5
Issued: 21 Nov 2014
Doc No: IT-639956
Page 1 of 2

<b>BC No:</b>	<b>Contact on site</b> (Name, licence no. – RBW, company & position)		
<b>Date:</b>			
<b>Inspector:</b>	<b>Area of work inspected:</b>		
<b>Inspection Comments / Notes:</b> ( Include comment on any alternative solutions identified, site observation statements, warranties or 'As Built's to be provided, if applicable )			
<b>If Inspection Result = <span style="background-color: #d3d3d3;">PASS</span></b> then date and sign here	<b>Date</b>	<b>Signature</b>	
<b>If Inspection Result = <span style="background-color: #d3d3d3;">FAIL</span></b> then complete instruction sheet (record number here and on summary card)			

**F = Fail = Non-compliance with approved plans & documentation**  
**P = Pass = Compliance with approved plans & documentation.**  
**N/A = Means that Building officer feels that this portion of the prompt sheet is not relevant**

Sub Floor Bracing					Comments (reasons for decisions)
1	Approved Consent documents on site	P	F	N/A	
2	Previous comments/ instructions, PIM/ BC conditions or endorsements	P	F	N/A	
Pile Fixings					Comments (reasons for decisions)
3	Do pile/bearer connections comply with the approved plans & specification? <i>Check ordinary, cantilever, braced &amp; anchor pile connections.</i>	P	F	N/A	
4	Braced piles correctly positioned (M12 bolt ss / galv- 200min above base 300max /45-60 degrees.)	P	F	N/A	
	Is the durability of subfloor fixings correct	P	F	N/A	
Bearers					Comments (reasons for decisions)
5	Bearer size, grade, treatment & spacing	P	F	N/A	
6	Is DPM provided between pile & bearer <300mm above ground level?	P	F	N/A	
Stringers					Comments (reasons for decisions)
7	Do stringer size, grade, treatment & fixing comply with the approved plans & specification?	P	F	N/A	

Joists					Comments (reasons for decisions)
8	Joist grade, treatment, size, span	P	F	N/A	
9	Bearer to joist connection ( <i>bracing and ordinary</i> )	P	F	N/A	
10	Mid span blocking (>2.5m)	P	F	N/A	
Joists continued					Comments (reasons for decisions)
11	Is lateral support, blocking & mid span-blocking correct?	P	F	N/A	
12	Are joist joints correct? ( <i>lapped or butted and spliced</i> )	P	F	N/A	
13	Load paths through to foundations?	P	F	N/A	
14	Do joist penetrations / notches comply? <i>Refer NZS3604, section 7.1.7.3.</i>	P	F	N/A	
15	Has support been provided to non-load bearing walls (without bracing elements)? <i>Refer NZS3604, Fig 7.5.</i>	P	F	N/A	
16	Are load bearing walls at right angle to joist within 200mm of bearer support? <i>Fig 7.3</i>	P	F	N/A	
17	Are double joists provided under load bearing walls? <i>Fig 7.3</i>	P	F	N/A	
18	Nogging under brace walls 600 crs <i>Refer NZS3604, 71.3.5.</i>	P	F	N/A	
19	Do cantilever joist grade, sizes & spans comply with the approved plans & specification?	P	F	N/A	
Flooring					
20	Type of flooring.	P	F	N/A	
21	Will the distance between underside of flooring & subfloor ground levels be appropriate for flooring type? <i>(Minimum clearance for particle board above subfloor ground is 550mm, otherwise plywood is required.)</i>	P	F	N/A	
Sub Floor Space					
22	Is subfloor insulation type, appropriate protection for wind zone & product ( <i>slatted base bds require expol type insulation</i> )	P	F	N/A	
23	Do ventilation openings comply? <i>750 mm from cnr &amp; 1.8 m Centres max Refer 6.14 3604</i>	P	F	N/A	
24	Is 450 mm crawl space provided to subfloor cavity?	P	F	N/A	
25	Polythene to ground? <i>Refer 6.14.3 3604</i>	P	F	N/A	
26	Access provided.	P	F	N/A	
26	Ponding risk	P	F	N/A	