



CODE REVIEW COMMITTEE

SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

Committee Chair: Don Little PH: 916-774-5336
Vice Chair: Bob Stetson PH: 916-781-6600

Code Review Committee Question/Survey for September Results and Committee Supported Responses

Subject: Ceiling Sheetrock Inspection

Given: A 2-story residential building with part of the dwelling unit (R-3) over the garage (U-1),

1. Does your jurisdiction inspect the attachment of the first layer of gypsum board to the ceiling of the ceiling/floor assembly as well as the second (final) layer?

YES		NO	
18	82%	4	18%

Comments by Spokespersons

As an informal comment, I thought the answer was yes to the first three...It certainly used to be that way before we started experiencing our staff changes.

- 1.) We inspect the first layer if it is a one-off dwelling or the first of a run of production homes. Once we feel confident in the gyp installers, we skip the first layer inspection. If we are at a tract for another inspection, and we see a garage first layer going up, we will spot check it to see that they are maintaining quality control. If it failed, we would require that future first & second layers be inspected.

Code Review Committee Supported Responses

1. Yes, it is a required inspection per CBC Sect. 108.5.5. The 2007 California Building Code Appendix Chapter 1 Section 109.3.5 lists gypsum board as a required inspection unless it is not part of a fire-resistance-rated assembly or a shear assembly. (This Chapter is subject to local adoption.)

Subject: PEX Piping

- 2a. Does your jurisdiction require a certificate of installation from the contractor for PEX Piping?

YES		NO	
7	32%	14	64%

- 2b. Does your jurisdiction require that the installer provide evidence of certification by the manufacturer?

YES		NO	
14	64%	7	32%

- 2c. Would your jurisdiction allow the cold water for a storage tank-type water heater to be supplied through the PEX manifold?

YES		NO	
14	64%	7	32%

Comments by Spokespersons

2a.) We have not allowed any PEX installations (we will in the future), but if we did, we would require the installer certs. An employee of one of our production builders told us they built a 200 home subdivision several years ago, and they had PEX failures in 10% (20 houses) of the units.

2b.) Inspectors are all certified as well.

2c.) Not sure what the concern is.

2c.) Requires separate line to the WH.

Code Review Committee Supported Responses

2a. No, it is not a code requirement to require a certificate. However, the manufacturer may require certification if it is to be covered under warranty.

2b. Yes, the PEX piping has to be installed according to the manufacturer's instructions.

2c. Manufacturers do not restrict this, however, we recommend that you consult with your Building Department Inspector.