

Section 3: Framing and Exterior Carpentry

3.1 Rough Framing

Introduction

All framing shall be installed and completed according to Architectural Plans, Structural Plans, and in compliance with the applicable building code. Protect lumber, sheathing, and other building materials from theft and damage, especially moisture. Cover materials or place under cover as soon as possible after delivery to the jobsite in order to minimize weather damage.

Pre-Job Conditions

Inspect the foundation with the Project Superintendent. Jointly verify that all anchor bolts, straps, and hold downs are correctly placed. Meet with the Project Superintendent and concrete, plumbing, fire sprinkler, masonry, stucco, electrical, and HVAC subcontractors on initial layouts of hardware in the slab, framing layouts, and joist layouts. Before proceeding with framing construction verify that:

- Backfill is complete.
- Underground plumbing is complete and inspected.
- The concrete contractor has completed basement slabs, garage slabs, and front landings or porches.
- Temporary electric service is available.
- Foundations and slabs are level and square, within acceptable standards. Refer to Concrete Section for acceptable level and square standards.

Construction Methods and Standards

3.1.1 Layout

- Snap the rear plate. Check first two layout lines for square, alignment to corner markers, setback, or property boundaries, the rear, and the longest side.
- Snap single line and "X" with a marker or keel, then snap all lines and "X" clearly.
- Snap water heater platforms, tub cradles, shower backing, shower blocks/dams, box outs, columns, split faces and beam pockets.
- Mark all rake stud heights, clip highwalls, baths, linens, and attic accessories.
- Check kitchen, bath, cabinet and appliance layout and dimensions.
- Mark all wall size changes (i.e. 2x6, 3x4, 2x8, etc.).
- Mark all arrows for plating direction.
- Mark all doorways.
- Mark all radius slabs where applicable.
- Mark all cripples, header sizes and stud sizes on slab or rough framed floor.
- Do not use color keel on garage slabs.
- Prior to laying out, get layouts for cabinet soffits from Project Superintendent.
- Check clothes washer/dryer locations and dimensions.
- Mark plates for mechanical layouts, FAU platform and blocks, any special backings, and popouts.