



Residential Inspection Checklist – Wallboard

The intended use of this checklist is for the preparation of an inspection. This is only a general list and is not intended to address all circumstances. Please refer to the latest adopted International Residential Code (IRC) and the City of Austin Land Development Code (LDC) for code sections listed below.

- IRC: <https://codes.iccsafe.org/public/collections/I-Codes>
- LDC: https://library.municode.com/tx/austin/codes/land_development_code?nodet=THCOAUTE_CH25-12TECO_ART11RECO

Please verify the following before calling for the Wallboard Inspection:

Permits and Plans

- Prior to scheduling the wallboard inspection, the contractor or person doing the work has reviewed the approved plans and can assure that the construction being inspected is consistent and ready for inspection.
- Job address is posted in a visible location per IRC section R319.1.
- Permit and approved city stamped plans are on site and accessible to inspector.
- Previous required inspections have passed per section R109.4

General Nailing and Screwing

- All fasteners are approved gypsum board type. [R702.3.5 and Table R702.3.5]
- All screws are gypsum board type “W” or “S” unless otherwise noted and long enough to penetrate a minimum 5/8” into wood and 3/8” into steel. [R702.3.5.1 and Table R702.3.5]
- The nailing pattern on walls is 8” on center at the ends and in the field. The nailing pattern on the ceiling is 7” on center at the ends and in the field. [Table R702.3.5]
- The screw pattern on the walls is 16” for 16” on center framing and 12” for 24” on center framing. [Table R702.3.5]
- The screw pattern on the ceiling is 12” on center for framing spaced 16” or 24” on center. [Table R702.3.5]
- Gypsum shear walls are installed per approved plans or the prescriptive wall bracing requirements of Chapter 6.
- Drywall edges and ends occur on the framing members [R702.3.5]

Water-resistant Gypsum Backing Board

- The use of water-resistant gypsum backing board is permitted on ceilings [R702.3.7].
- Water-resistant gypsum backing board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment [R702.3.7]
- Cut or exposed edges, including those at wall sections, are to be sealed as recommended by the manufacturer [R702.3.7]
- Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity, such as saunas, steam rooms, indoor pools, etc. [R702.3.7.1]
- Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2 and installed per manufacturers’ recommendations. [R702.4.2]

Garage Separation

- Garages beneath habitable rooms shall be separated by 5/8” Type X gypsum board or equivalent. [R302.6]
- The nailing pattern is 6” on center with 1-7/8” 6d coated nails (or equivalent drywall screws. Screws shall comply with R702.3.5.1)
- Framing supporting garage ceiling separation is protected by ½” gypsum board. [Table R302.6]
- Any ducting penetrating the wall or ceiling between the house and garage, that is not a minimum 26-gauge sheet metal, is enclosed within a protective assembly such as a shaft, chase, or soffit and has no openings into the garage. [R302.5.2]