

CDR BULLETIN

A publication of Construction Dispute Resolution, Inc.

Framing Errors

November 2007 Volume 1, Issue 2

By Bill Christenson

Wood framing mistakes are common and often lead to costly repairs. Reliance on a municipal building official to perform a framing inspection to determine adequacy of the structural framing is insufficient. The scope of a building official's framing inspection is very limited and the building contractor is ultimately responsible for correct framing of a structure. A contractor's knowledgeable framing review is paramount before cover begins. Once roofing, siding and interior surfaces are installed, costs to make corrections skyrocket!

Here is a sampling of common framing errors. Don't be surprised at how basic these mistakes may appear as any one of them, if not more, is likely present in your current project.

- Missing lateral supports/hardware for posts to footings & girders.
- Substituting framing hardware, incorrect nailing and field bending hangers.
- Missing framing anchors and shear nailing at roof truss blocking and rafter blocking.
- Truss bracing missing or improperly installed. Truss roof systems won't perform without lateral bracing as detailed in truss suppliers' drawings.
- Over-driven nails at wall, floor and roof sheathing due to improperly adjusted nail guns.

- A beam or girder bearing on a wall must have a column beneath it at least the same width as the beam.
- Mixing dimensional lumber with engineered lumber such as blocking and rims for I-joist systems. Even if cut to match, dimension lumber will undergo shrinkage and as little as 1/8" shrinkage may cause unintended results to the engineered lumber.
- Floor, wall and roof sheathing improperly installed without minimum 1/8" gap at panel ends and edges. Wood, including plywood and OSB, is hygroscopic meaning it attracts moisture from the air so it's always expanding/contracting to varying climatic conditions. Without proper gaps the panels may buckle.

While framing errors may be common, correcting the problems can be very complex and often requires the services of a structural engineer. The best action is to be proactive to ensure the framing is correct and complete before cover.



About the Author

Bill Christenson is a Case Manager for CDR, advising clients on residential and commercial construction issues.

Contact CDR

206-232-9075
3047 78th Avenue SE
Suite 204
Mercer Island, WA 98040