



City of Santa Monica Building and Safety Division

Drywall Inspection Guide

This list is to be used as a general guide.

It is not inclusive of all code requirements and inspection criteria.

**Based on the 2016 California Building (CBC) & Electrical (CEC) Codes
and referenced ASTM standards.**

California Codes available at www.bsc.ca.gov

- Approved plans and inspection card shall be on job site.
- Drywall shall not be installed until weather protection has been provided on the exterior of the structure. [CBC 2508.2.1]
- All drywall shall be in place and fastened.
- Check plans for nailing schedule requirements. (non-rated vs. fire-rated)
- Drywall type, thickness and fastener requirements shall be in accordance with:
 - o Approved plans and specifications.
 - o UL listed standard for fire assemblies.
 - o Per ASTM C840
- Ceiling first
- Joints stagger on opposite sides of walls
- No joints shall align with edge of openings
- Screws shall be spaced a maximum: WALLS: 12"o.c. for edges/16"o.c. for field. CEILINGS: 12"o.c. (non-rated)
- Nails shall be spaced a maximum: WALLS: 8"o.c. CEILINGS: 7"o.c. (non-rated) (Nails must have another fastener within these distances)
- Fasteners (screws or nails) for fire-rated assemblies shall be per the design.
- Fasteners shall be placed, not more than 1" from edges and no closer than 3/8" per ASTM C340.7.1.4
- Fasteners shall not fracture the face paper of wallboard. [ASTM C840.7.1.5]
- Gypsum wallboard single-layer fire-rated assemblies shall have joints and fasteners treated. [CBC 2508.4] with some exceptions
- Water Resistant Gypsum (Greenboard) shall not be used in the following: [2509.3]
 - Over a vapor retarder in shower or tub compartment.
 - In areas subject to continuous high humidity or direct exposure to water.
 - On ceiling where framing space exceed 12" on center for 1/2" (16" o.c. for 5/8")
 - In showers or bath tub enclosures.
- For 1-HR and 2-HR rated walls for single ply and two-ply applications, each layer shall be inspected for fastener spacing, penetrations and wallboard overlap requirements.
- Penetrations through Fire-Rated Assemblies shall be protected by an approved listed penetration Fire-Stop System and have an F-Rating of not less than the required rating of the wall penetrated. (Fire Caulking, and in some cases mineral wool backing) [CBC 714]
- Rated wall penetrations may require blocking to hold rock wool in place (pre-intumescent)
- No wallboards gaps > 1/8" at electrical outlet boxes. [CEC 314.21]
- Electrical outlet boxes shall not be recessed more than 1/8" from face of drywall and must be flush with or project past combustible surfaces. [CEC 314.20]