

DRYWALL INSPECTION

CITY OF PLANO BUILDING INSPECTION DEPARTMENT

Occupancy separation between garages and homes.

Single story and Two story homes with attic space above the garage require ½” gypsum board on the garage side for:

1. Common walls between house and garage to bottom of roof deck.
OR
2. Ceiling and all walls.

Two story homes with living space above garage:

1. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8” Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½” gypsum board or equivalent.

ADDITIONAL NOTES:

Door between house and garage is required to be minimum 1 3/8” solid wood or 20 minute rated.

Combustion air vents for water heaters may not penetrate separation walls or ceilings.

Table R702.3.5 (foot note d) of the 2015 IRC requires 5/8” gypsum board or ½” sag resistant, on ceilings if a water-based texture finish is applied to a ceiling with 24” o.c. ceiling joists.

The concealed space behind the bathtub on a rated wall shall be sheet-rocked per required assembly.

R702.4.2 Backer boards. 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 in accordance with the manufacturer’s recommendations.