



Residential Foundation Inspection

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* This is only a general list and does not represent the full body of the 2010 CRC.

VERIFY THE FOLLOWING: These are some of the more common inspection items. May not be a complete list.

PLANS AND PERMITS

- Address is posted, visible from road. CRC §R319
- Toilet facilities are on-site. CPC §412.6
- Construction site is safe for inspection. Boards with nails and excessive Debris removed. (Litter-Free job sites handout)
- Best Management Practices (BMP) are in place for storm-water control.
- Approved plans and permit card are on the job-site. CRC §R106.3.1 & R105.7
- Are there any protected areas (per plan) tree protection or creek protection permits?
- Compaction /soils, Special Inspection, Engineer's structural observation reports on site. Refer to plans. CBC §1803, CBC §1704, CBC §1710

FORMS AND SETBACKS

- Property corners identified and property lines identified with string lines. Survey may be required
- Footings including interior pier footings are constructed per the approved plans. CRC Chap. 4
- All forms completed and adequately braced. CRC §R404.1.2.3.6
- The bottoms of footings are stepped on slopes over 10%. CRC §R403.1.5
- The footings/piers are keyed into undisturbed soil a minimum of 12" for 1 story, 18" for 2 and 24" for 3. CRC §R403.1.4
- The top of the stem wall supporting wood sheathing is min. 6" above finished grade. CRC §R404.1.6
- Stumps and roots have been removed to a depth of 12". CRC §R408.5
- Water, mud, loose dirt, rocks, and debris are removed from trenches. CRC §R403



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HARDWARE & STEEL

- All reinforcing steel is tied in place, including dowels. CRC §R403
- Size and grade of rebar is per plans. Reinforcement is adequately supported Minimum 3" clearance to earth on all sides. Minimum 1 1/2" clearance to outside forms and 3/4" to inside forms. Splices are a minimum 40 bar diameters or per approved plans. Reinforcing is free of scale and rust, and is clean.
- Hold-down bolts and hold-down straps are secured in place. Bolts have sufficient projection for 2x or 3x sill plate. CRC §R403 Size,
- Spacing and locations are per the approved plans, min. 4' spacing. Anchor bolts secured on form. Wet set bolts are not allowed. OMC 15.04.154
- 5/8" diameter galvanized anchor bolts spaced a max. 4'o.c. with galvanized 3"x3"x.229" plate washer. If slotted washer is used an additional standard washer is required
- Min. 2 bolts per sill piece. Edge bolts no more than 12" from edge or closer than 7 bolt diameters.
- Anchor bolts and washers in contact with pressure-treated wood are galvanized. CRC §R317.3 Exception: 1 1/2" diameter or greater steel bolts
- All fasteners into pressure treated lumber are galvanized
- New to existing connecting dowels min 7" embedment and equal size to reinforcement bars
- Post bases are set in place (Verify min. 3" concrete side cover per manufacture's instructions).
- Required pre-manufacture shear wall templates and bolts in place.
- Provisions for an 18"x24" under-floor access are provided. CRC §R408.4
- Verify required crawl space ventilation = 1 sqin per 200sq.ft. of area.
- Joist and beams within building to be maintained 18" and 12" from grade respectively above grade.

SLAB

Non-Structural on grade porches and patio slabs do not require inspection.

- Slab on grade has 4" gravel, 6 mil polyethylene moisture barrier if required & 1" sand. CRC §R506
- Vehicle bollard provisions for gas utilization equipment CPC §508.14
- Reinforcement is per plan.
- The tops of interior footings are cleared of sand and gravel. CRC §R401
- String lines are pulled across forms to verify slab thickness. Minimum 3 1/2". CRC §R506.1



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PLUMBING

- Waste and water piping systems completed and on test. CPC §712/609.4
- Sleeve for waste piping is installed through foundation. CPC §313.10
- Piping shall be protected against direct contact with concrete and shall not be directly embedded in concrete CPC §313.2
- Waste plumbing laying on ground is adequately bedded for the entire length; not supported on rebar stakes. CPC §314.3
- Gas lines are not allowed under ground, beneath structure or slabs unless installed to comply with CPC §1211.1.6 (Provide approved details for gas pipe sleeving and venting)

ELECTRICAL

- Grounding electrode (UFER) is installed. CEC §250.52 ½" rebar or #4 copper wire within 2" of bottom of footing for 200 amp. (whenever possible)
- Underground service entrance conduit is in place for recessed service panels. CEC §230.32
- Reconnect grounding electrode within the first 5' of water supply as it enters the building. CEC 250.52 (A) (I).