



Residential Inspection Checklist – Footing and Foundations

The intended use of this checklist is for preparation of an inspection. This is only a general list and is not intended to address all circumstances. Please refer to the 2018 International Residential Code and the City adopted amendments to the code.

Please verify the following before calling for the footing or foundation inspection:

PERMITS AND PLANS
<input type="checkbox"/> Job address shall posted on in a visible location. <input type="checkbox"/> Permit and approved plans are on site and accessible to the inspector. <input type="checkbox"/> Permit information is correct (address, permit number, description of work, etc.) <input type="checkbox"/> Any revisions or deviations from approved plans must be submitted for approval.
LOCATION ON PROPERTY
<input type="checkbox"/> All property pins must be visible and property lines must be strung at all points. <input type="checkbox"/> The footings and foundation are not located within the setbacks.
FOOTINGS, FOUNDATIONS AND SLAB
<input type="checkbox"/> The footings are constructed per the approved plans. <input type="checkbox"/> A minimum of 12" wide X 12" deep from undisturbed soil to bottom of footing required for single story. <input type="checkbox"/> A minimum of 15" wide X 12" deep from undisturbed soil to bottom of footing required for 2 story. <input type="checkbox"/> 2 pcs of #4 rebar within 3" of the bottom of footing and 3" from the side of the footing on chairs or approved method. <input type="checkbox"/> Footings are level or stepped if the ground slopes more than 1 foot in 10 feet. <input type="checkbox"/> The reinforcement steel is spliced per approved plans with two ties per lap. <input type="checkbox"/> Footings for masonry chimneys are a minimum of 12" thick and extend not less than 6" outside the chimney wall and project below-grade as required. Reinforcement steel is per approved drawings. <input type="checkbox"/> Concreate encased electrode shall be in place. <input type="checkbox"/> All loose soil, mud, debris, or water not removed from the bottom of footings. <input type="checkbox"/> Footings don't bear on frozen soil. <input type="checkbox"/> Reinforcement thoroughly clean of loose scale, rust, ice, mud, oil or other deleterious coatings. <input type="checkbox"/> Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points not less than 4 inches where masonry veneer is used and not less than 6 inches elsewhere. <input type="checkbox"/> Sill plates anchored to the foundation with a minimum ½ inch diameter bolt 7 inches into concrete spaced 6 foot on center 12 inches from corners or openings or approved mud sill anchors installed per manufactures installation requirements. <input type="checkbox"/> Surface drainage away from foundation walls minimum 6 inches for the first 10 feet. On narrow lots provide slope to drains or to approved 2% sloped swales. <input type="checkbox"/> Concrete slab on grade floors a minimum of 3 ½ inches thick and string lines across forms to verify thickness. <input type="checkbox"/> Fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches for clean sand or gravel and 8 inches for earth. <input type="checkbox"/> Elevation shall meet the approved plans.