

**Residential Footing and Foundation**

This Inspection Checklist reflects code requirements of the 2015 International Residential Code (IRC) and ACI 318

**Please verify the following before calling for the footing or foundation inspection.**

**Permits and Plans**

- Job address shall be posted in a visible location. (R319)
- Permit and approved plans are on site and accessible to the inspector. (R106.3.1 and R105.7).
- Permit information is correct (address, permit number, description of work, etc.) (R106.1.1)
- Plans have been reviewed for any special inspection requirements. (R401.4).
- Check approved plans for building height and/or setback restrictions.

**Footings**

- The footings are constructed per the approved plans. (R403)
- All loose soil, mud, or water is removed from the bottom of the footing. Debris, water and/or ice removed from spaces to be occupied by concrete. (R403.1 & ACI 318 26.5.2)
- 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. (R1001.2)
- Footings are level or stepped if the ground slopes more than 1 foot in 10 feet. (R403.1.5)
- Footings project beyond the face of the foundation wall at least 2 inches, but not more than the thickness of the footing. (R403.1.1.)
- Footings don't bear on frozen soil. (ACI 318)
- Reinforcement thoroughly clean of loose scale, rust, ice, mud, oil or other deleterious coatings. (ACI 318)

**GENERAL INFORMATION:**

- This checklist is intended for use to prepare for an inspection. This is only a general list and is not intended to address all possible conditions.

### Foundation

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- Top of the wall will project a minimum of 6" above finished grade. (R404.1.6)
- Surface drainage away from foundation walls min. 6" for the first 10 feet. On narrow lots provide slope to drains or to approved (2%) sloped swales. (R401.3 exception.)
- The joists within the building footprint maintain a minimum 18" above grade in the crawl space or be treated wood or wood of natural resistance to decay. (R317.1)
- The beams within the building footprint maintain a minimum 12" above grade in the crawl space or are treated wood or wood of natural resistance to decay. (R317.1)
- The foundation wall is at the thickness shown on the approved plans.
- When the concrete is poured, the anchor bolts will have a minimum 7" of cover, putting the bottom of anchor bolts within steel. (R403.1.6)
- Crawl space vents incorporated into foundation walls properly sized, spaced and installed. (R408)
- Walls exposed to weather are to have a minimum of 3000 psi concrete strength, and air entrained (5-7%). (Table R402.2)
- Foundation retaining walls unsupported at the top and retaining greater than 48" of unbalanced fill shall be designed. (R404.4)
- Waterproofing/Dampproofing of foundation exterior walls required. (R406)

### General

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- Cold weather requirements. (ACI 318 26.5.4) Concrete being placed during freezing or near-freezing weather complies with the following:
  1. Adequate equipment provided for heating concrete materials and protecting concrete during freezing or near-freezing weather.
  2. Concrete materials and reinforcement, forms, fillers and ground with which concrete is to come in contact is free from frost.
  3. Frozen materials or materials containing ice not being used.
- Hot weather requirements. (ACI 318 26.5.5) During hot weather, proper attention is given to ingredients, production methods, handling, placing, protection and curing to prevent excessive concrete temperatures or water evaporation that could impair the required strength or serviceability of the member or structure.
- Field bending of steel. (ACI Table(s) 25.3.1 and 25.3.2) Minimum diameter of bend 6 times the diameter.

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