

2019 CALIFORNIA BUILDING STANDARDS CODE OF REGULATIONS TITLE 24

FOUNDATION AND SLAB INSPECTION CHECKLIST

PERMIT: _____ ADDRESS: _____

The following items are to be reviewed for completion by the contractor/owner prior to scheduling an inspection. Each item is to be checked as “OK” or “N/A”. The person reviewing these items will need to sign and date this form. Present the completed form to the Building Inspector prior to commencing the inspection.

WARNING: Failure to complete this form may delay the inspection and necessitate a reinspection fee. This is not an all-inclusive list and additional items may be required as determined during the inspection.

THIS INSPECTION CANNOT BE PHASED: At time of this inspection all work shall be completed.

Exception: Exterior pier, deck footings, and stem/retaining wall inspection.

PARTIAL AND PHASED INSPECTIONS: Partial and phased inspections identified during the inspection process will require additional inspection fees per Building Department Fee Schedule.

FOUNDATION (100-Combo)

- | OK | N/A | |
|------------------------------|--------------------------|---|
| 1. <input type="checkbox"/> | <input type="checkbox"/> | Address to be posted, visible from road. CRC §R319 |
| 2. <input type="checkbox"/> | <input type="checkbox"/> | Toilet facilities are on-site. CPC §422.5 |
| 3. <input type="checkbox"/> | <input type="checkbox"/> | Animals are restrained. PCC §6.08.010 |
| 4. <input type="checkbox"/> | <input type="checkbox"/> | Construction site is safe for inspection. Boards with nails and excessive Debris removed. Ladders and scaffold properly secured. |
| 5. <input type="checkbox"/> | <input type="checkbox"/> | Best Management Practices (BMP) are in place for stormwater control. PCC 15.75.090 |
| 6. <input type="checkbox"/> | <input type="checkbox"/> | Fire-safe driveway standards are met. Refer to handout. |
| 7. <input type="checkbox"/> | <input type="checkbox"/> | Approved plans and permit card are on the jobsite. CRC §R106.3.1, R105.7 & R109.3 |
| 8. <input type="checkbox"/> | <input type="checkbox"/> | Compaction / soils report is on-site. CBC §1803 |
| 9. <input type="checkbox"/> | <input type="checkbox"/> | Special inspection report is on-site. Refer to plans. CBC §1704.2.4 |
| 10. <input type="checkbox"/> | <input type="checkbox"/> | Engineer’s structural observation report is on-site or structural observation stamp on plans is signed by engineer. Refer to plans. CBC §1704.5 |
| 11. <input type="checkbox"/> | <input type="checkbox"/> | Property corners identified and property lines identified with stringlines. Survey may be required. PCC Chap.17 |
| 12. <input type="checkbox"/> | <input type="checkbox"/> | Stumps and roots have been removed to a depth of 12”. CRC §R408.5 |

13. Footings including interior pier footings are constructed per the approved plans. CRC Chap. 4
14. All forms completed and adequately braced. CRC §R404.1.3.3.6
15. The bottoms of footings are stepped on slopes over 10%. CRC §R403.1.5
16. At and above 5,000 ft. elevation bottoms of exterior footings & piers are 24” below finished grade & bottoms of interior footings & piers are 18” below finished grade for frost depth. CRC §R403.1.4.1
17. The footings/piers are keyed into undisturbed soil a minimum of 12” or a compaction report is provided. CRC §R403.1.4
18. The top of the stem wall which supports wood framing and sheathing is at least 8” above finished grade or preservative treated per R317.2
19. Mud, loose dirt, rocks, debris, snow and ice are removed from footings. CRC §R403
20. All reinforcing steel is tied in place, including slab dowels. CRC §R403
Size and grade of rebar is per plans.
Reinforcement is adequately supported
Minimum 3” clearance to earth on all sides.
Minimum 1½” clearance to outside forms and ¾” to inside forms.
Splices are a minimum 40 bar diameters or per approved plans.
Reinforcing is free of scale and rust and is clean.
21. Hold-down bolts, anchor bolts and hold-down straps are secured in place for all shear walls. Bolts have sufficient projection for 2x or 3x sill plate. CRC §R403 Size, spacing and locations are per the approved plans. All other anchor bolts shall be allowed to be wet set and shall be on site at time of inspection.
22. Two-pour foundation (if applicable) is addressed on plans.
23. Raised Foundation at all exterior doors, and where concrete to wood is placed against building the foundations shall be raised/extended. No concrete to wood allowed at landings/patios. If raised foundation detail is not included in the approved plans, the engineer of record shall provide the contractor with an approved detail of the raised foundation prior to inspection.
24. Anchor bolts and washers in contact with pressure-treated and fire-retardant-treated wood are galvanized. CRC 317.3 Exception: #1, ½” diameter or greater steel bolts.
25. Column bases are set in place or on jobsite. R109.1.1
26. Provisions for an underfloor access are provided. CRC §R408.4
Minimum 18” x 24” for through the floor access and minimum 16” x 24” for through the perimeter wall access.
27. Waste and water piping systems completed and on test. Entire drainage system filled with no less than 10’ head of water. CPC §712/609.4

- 28. Sleeve for waste piping is installed through foundation. CPC §312.10
- 29. Piping shall be protected against direct contact with concrete and shall not be directly embedded in concrete CPC §312.2
- 30. Waste plumbing laying on the ground is adequately bedded for the entire length; not supported on rebar stakes. CPC §313.5
- 31. Propane drain provisions are installed. Refer to County handout, *Propane Appliance*
- 32. Gas lines are not allowed under ground, beneath structure or slabs unless installed to comply with CPC §1210.1.6 (Provide approved details for gas pipe sleeving and venting)
*Not an approved method for L.P. gas.
- 33. In areas at and above 5,000 ft. elevation the water supply piping is equipped with a readily accessible shut off valve. Valves and/or drain ports are protected from freezing and backflow potential. Hot and cold water supply piping is installed for winterization, freeze protection and routine drain down. P.C. Ord. 15.04.420(b)(c)
- 34. Grounding electrode (UFER) is installed. Twenty feet of ½” rebar or #4 bare copper wire encased in at least 2” of concrete, near the bottom of the footing. CEC §250.52
- 35. Underground service entrance conduit is in place for recessed service panels. CEC §230.32

SLAB/GRAVEL IS A SEPARATE INSPECTION (122)

Non-Structural porches, garage, and patio slabs do not require inspection unless hydronic heat piping is installed.

- 36. Slab on grade has 4” gravel, 6 mil polyethylene moisture barrier if required CRC §R506
- 37. Vehicle bollard provisions for gas utilization equipment CPC §507.13.1
- 38. Reinforcement is per plan.
- 39. The tops of interior footings are cleared of sand and gravel. CRC §R401
- 40. String lines are pulled across forms to verify slab thickness. Minimum 3½”. CRC §R506.1
- 41. Insulation requirements for heated floor slabs. CEC §110.8(g)
- 42. Hydronic heat piping pressure test shall not be less than 100psi. CMC §1201.3.9.2

I have personally reviewed all items on this list for completion prior to scheduling the inspection.

Signed

Date

Print Name