



This checklist is intended for use in preparing for an inspection. This is only a general list and does not address all possible conditions. References are to the 2006 International Residential Code. Please verify the following before calling for the footing or foundation inspection.

Permits and Plans

- Job address is posted in a visible location. (R321)
Permit and approved plans need to be on site and accessible and visible to the inspector. (R106.3.1)
- Verify that permit information is correct (address, permit number, description of work, etc.) (R106.1.1)
- Building height restrictions for the City of Lake Stevens - 35 ft.

Location on Property

- The footings and foundation are not located within the setbacks.
- Protected areas and erosion control measures that need to be maintained and/or protected are marked per the approved plans. (Per the local jurisdiction, subject to field verification.)
- The footings are constructed per the approved plans. (R403)
- All loose soil, mud, or water is removed from the bottom of the footing. (R401.4.2)
- The reinforcement steel is free of any loose scale, rust, mud, or oil. (R404.4.6)
- Steel reinforcement is properly placed. (R404.4.6 & ACI 318)
 - To a minimum of 3" when cast against and permanently exposed to ground.
 - To a minimum of 2" for No. 6 through No. 18 bar when exposed to earth or weather.
 - To a minimum 1.5" for No. 5 or smaller bar when exposed to earth or weather.

- Reinforcement steel is spliced per approved plans with two ties per lap. (R404.4.6)
- Footings are level or stepped if the ground slopes more than 1 foot in 10 feet. (R403.1.5)
- Minimum 1" clear spacing between parallel reinforcing bars. (R404.4.6)
- 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. (R403.1.4)
- Debris, water, and/or ice removed from spaces to be occupied by concrete. (R404.4.6)
- Reinforcement is thoroughly clean of ice, mud, oil, or other deleterious coatings. (R404.4.6)

Foundation

- Top of the wall will project a minimum of 4" above finished grade. (R404.1.6)
- 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. (R319.1)
- 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. (R319.1)
- Foundation wall is at the thickness shown on the approved plans.
- Reinforcement steel grade, size, cover, spacing, and splicing are per the approved plan. (R404.4.6 & ACI 318)
- 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)
- Required holdowns are placed per approved plans. Note: Holdown straps and embedded bolts for holdowns may not be wet set.
- Crawl space vents incorporated into foundation walls are properly sized, spaced, and installed. (R408)

General

Cold weather requirements. (R404.4.6 & ACI 318) 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 are free from frost.
3. Frozen materials or materials containing ice not being used.

Hot weather requirements. (R404.4.6) 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.