

# 2018 NEW CASTLE COUNTY FOUNDATION CHECKLIST

(2018 IRC)(2015 IPC)(2015 IMC)(2012 IECC)(NCC Chapter 6)(DE E&S Handbook)

Rev 1/23/19

1.  Pass  Corr  N/A

## GENERAL

- Permit displayed at worksite Ch 6 6.03.012(Q)
- Access provided to all areas to be inspected Ch 6 6.03.018(A, D)
- Verify foundation is installed per NCC approved plan: dimensions, size, etc. Ch 6 6.03.013(B3a)
- Verify footing inspection passed and, if approved, engineer report received Ch 6 6.03.018(E)

2.

## FOUNDATION INSTALLATION

- Verify foundation anchors are installed by approved method
  - ½" bolt with nut and washer 6' max on center and within 1' of corners, 2 bolts min per plate section, bolts must be in the middle third of the sill plate IRC 403.1.6
  - When connecting two braced wall panels, wall sections 24" or less in length require 1 bolt, none required in sections less than 12" IRC 403.1.6
  - Straps installed per manufacturer's specifications IRC 403.1.6, exception 1
- Verify water service pipe and building sewer are separated horizontally by 5 feet of earth, or:
  - Sewer pipe made of a material listed in Table 702.2 of the IPC can be in same trench as water line (PVC okay) IPC 603.2
  - The bottom of the water service pipe is 12" above the top of the sewer pipe, or:
  - Water pipe is sleeved to at least 5 feet horizontally to both sides of the sewer centerline
- Verify found walls supported on continuous solid footing or grouted masonry IRC 403.1
  - Jumps up to 48" allowed by NCC
  - Approved, engineered concrete lintels also allowed
- Perimeter drain provided for foundations enclosing usable space below grade IRC 405.1, Ch 6 R405.1.2
  - Perforated pipe with fabric & 6" gravel cover or:
  - Other approved method connected directly to a sump crock or gravity drained
  - Drainage piping for precast concrete walls installed on crushed stone footings must be at least 12" away from wall, exterior pipe must be wrapped with filter membrane IRC 405.1.1
- Damp proofing to finished grade around foundations enclosing habitable or usable space, precast panel joints are sealed IRC 406.1, 406.4.1
- Waterproofing installed where required by soil conditions IRC 406.2
- Check plan & height of unbalanced fill (distance from floor to finished grade) to determine correct foundation wall thickness and possible reinforcement requirements IRC (T)404.1.2(3)(45psf column)

3.

## ADDITIONAL REQUIREMENTS FOR CRAWL SPACES

IRC 408

- Ventilation required within 3' of each corner
- Unventilated acceptable if the walls are insulated per IECC 402.2.9 & crawl space is mechanically supplied with conditioned air or mechanical exhaust (minimum 1 cfm per 50 sq. ft. of floor space)
- Minimum access – 18" x 24" (through floor) 16" x 24" (through wall)
- Organic materials and construction debris removed from crawl space
- Remind builder that access must be sized to maintain & remove largest HVAC appliance IMC 306.4

4.

## E&S CONTROLS

- Silt fence per approved plan & functioning E&S Handbook 3.1.2-1, Ch 6 6.03.013
- Construction entrance installed & functioning E&S Handbook 3.4.7-1, Ch 6 6.03.013

5.

## MISCELLANEOUS

Ch 6 6.03.018

- Review scheduled inspections, requirement for smoke detectors
- Review required third party inspections
- Pipes through foundation walls need protection (ex. Pipe sleeve or arch) IPC 305.3
- All cast in place concrete must meet the requirements of Table 402.2 for weathering potential
- Exterior insulation on foundation walls has rigid, opaque, weather resistant cover over all exposed areas and extending at least 6 inches below grade. IECC 303.2.1
- Verify sill plates sealed to foundation (can verify at close-in) IECC (T)402.4.2

Inspector: \_\_\_\_\_ Permit Number: \_\_\_\_\_

Date: \_\_\_\_\_ Inspection Results: Pass  Partial  Corrections Required