



Residential Inspection Checklist – Foundation

The intended use of this checklist is for the preparation of an inspection. This is only a general list and is not intended to address all circumstances. Please refer to the latest adopted International Residential Code (IRC) and the City of Austin Land Development Code (LDC) for code sections listed below.

- IRC: <https://codes.iccsafe.org/public/collections/I-Codes>
- LDC: https://library.municode.com/tx/austin/codes/land_development_code?nodet=THCOAUTE_CH25-12TECO_ART11RECO

Please verify the following before calling for the Foundation Inspection:

Permits and Plans

- (If applicable) **The plumbing pre-pour and electrical grounding inspections must pass prior to placing concrete.**
- Prior to scheduling the foundation inspection, the contractor or person doing the work has reviewed the approved plans and can assure that the construction being inspected is consistent and ready for inspection.
- Job address is posted in a visible location per IRC section R319.1.
- Permit and approved city stamped plans are on site and accessible to inspector.

General

- For Pier and Beam foundations:
 - Grade under girders/beams is 12" minimum. Otherwise, framing is to be pressure-treated. [R317.1]
 - Grade under joisting is 18" minimum. Otherwise, framing is to be pressure-treated. [R317.1]
- Verify lowest floor elevations for any construction identified as being in flood hazard areas, if applicable.
- Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated, any required forms erected, and any required reinforcing steel is in place and supported prior to the placing of concrete. [Local amendment R109.1.1]
- The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment, and special requirements for wood foundations.
- The foundation and footing inspection must be performed by a **registered design professional** for all permitted structures. [Local amendment R109.1.1]
 - Exception:
 1. An uncovered deck built independent of another structure not more than 4' from the top of the decking measured vertically to the floor or grade at any point within 36" horizontally, is less than 200 square feet in floor area, and built in accordance to the prescriptive methods of the IRC.
 2. Repairs to a foundation limited to a maximum of 64 square feet and no damage to reinforcement or beams have occurred.
- Foundation letter from the registered design professional is on site for pick up or has been uploaded through the city's website. If it has been uploaded to the city's website, it must be properly identified as such in the Detail section with communication to the inspector via the comments section of the website.