

Residential Foundation Inspection Guideline

This guideline is not to be considered an all-inclusive list of required items

Based on the 2021 International Residential Code

Wood Sill plate anchors to be minimum $\frac{1}{2}$ ", spaced maximum 6' on center. Anchors shall also be placed no less than 3.5" and no more than 12" from the end of each plate section (R403.1.6)

All wood sills that rest on concrete or masonry and are less than 8" from grade must be pressure treated (R317.1)

Masonry wall construction to be engineered or by empirical design for town homes in Seismic Category C (R606.12)

NOTE: The following Act modifies the 2021 foundation provisions as follows:

Act 9 of 2007: An act specifying that residential concrete and masonry foundation walls shall be constructed in accordance with:

1. All provisions of section R404 of the 2006 International Residential Code and its successor codes except Section R404.1 and Tables R404.1 (1), R404.1 (2) and R404.1 (3);
2. ACI 318, ACI 332, NCMA TR68-A or ACI 530/ASCE 5/TMS 402; or
3. Other approved structural standards

Waterproofing and foundation drainage is to be installed at this time. Foundation drainage shall discharge to daylight or an approved drainage system. Waterproofing/damp proofing is required at any foundation that encloses interior space that is below grade (R405, R406)

Masonry units shall be solid units or fully grouted at a change in thickness (R606.4.3)

Access to a crawl space shall be provided. A larger access shall be required for equipment located in the crawl space (R408.4 M1305.1.3)

The minimum net area of crawl space ventilation openings shall be not less than 1 sq ft for each 150 sq ft of crawl space area. One opening shall be installed within 3 feet of each corner. Notice: an 8" x 16" foundation vent is equal to approximately $\frac{1}{2}$ sq ft of vent opening (R408.2)

The height of CMU piers cannot exceed 10 times their least dimension. Piers over 32 inches high must be grouted solid (R606.7)

Masonry walls shall be laterally supported (R606.6.4)