



# ***Kitsap County***

## ***Department of Community Development***

### ***Residential Footing, Foundation Wall, and Setback Inspection***

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This checklist reflects code requirements of the 2018 International Residential Code (IRC), Washington State Amendments as adopted by the State Building Code Council (SBCC), and Title 14 of the Kitsap County Code. It incorporates most inspected items for the inspection type, but it does not include every possible condition or code requirement. The intended users of this checklist are Kitsap County Building Inspectors, but it may also serve as a guide to contractors and permit holders.

#### ***Permits and Plans***

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- Job address shall be posted in a visible location. (R319.1)
- Permit and approved plans are on site and accessible to the inspector. All documentation must be legible. (R105.7, R106.1.1, R106.3.1)
- Note corrections left from the current or prior inspection/s which need to be addressed at this time.
- If the foundation was required to be inspected by a special inspector (SI), as noted on the stamped approved plans, the reports are available with the permit documents at the time of the Kitsap County Inspection. (R109.2)
- Check the approved plans for identification of flood hazard area and their associated requirements for construction. (R109.1.3, R322)
- Check approved plans for Manchester or Illahee building height restrictions. If so, then a height survey will be required.

#### ***Location on Property & Subgrade***

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- The footings and foundation are not located within the setbacks (including critical areas, easements, etc.) and height restrictions are addressed.
- Protected areas and erosion control measures that need to be maintained and/or protected are located per the approved plans.
- Subgrade is firm, unyielding, and undisturbed soils. Evidence of over-excavated and compacted soils is accompanied by a compaction report from a qualified SI or Geotech.

#### ***Footings***

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- The footings are constructed per the approved plans for width, thickness, etc. (R403)
- All loose soil, mud, or water is removed from the bottom of the footing. Debris, water and/or ice, organic material has been removed from spaces to be occupied by concrete. (R403.1; ACI 332 Section 6.2.4)
- Steel reinforcement is properly placed and the steel grade (40 or 60), size, spacing, splicing, and cover follow the approved plans. (R403.1.3.5, R404.1.3.3.7)
- Minimum cover requirements are (IRC 403.1.3.5.3; ACI 332 Section 5.6):
  - o 3 inches when cast against and permanently exposed to ground



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- o 2 inches for number 6 through number 18 bar when exposed to earth or weather
- o 1-1/2 inches for number 5 or smaller bar when exposed to earth or weather
- o ¾ inch for concrete cast in removable forms that will not be exposed to earth or weather, and for concrete cast in stay-in-place forms
- Minimum diameter of bend 6 times the bar diameter. (R608.5.4)
- The reinforcement steel lap-spliced per the approved plans with two ties per lap. (R403.1.3.5.4)
- Bottoms of footings are level, or stepped, if the ground slopes more than 1 foot in 10 feet (10%). Tops are level. (R403.1.5)
- 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.)
- Reinforcement shall be free of materials deleterious to development of bond strength between the reinforcement and the concrete. For example, thoroughly clean of loose scale, rust, ice, mud, oil or other deleterious coatings. (ACI 332 Section 4.2.4)

#### **Foundation Walls**

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- Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points not less than 4 inches where masonry veneer is used and not less than 6 inches elsewhere. (R404.1.6)
- Foundations in flood-prone areas (see IRC Table R301.2.4) are formed so that elevation is per surveyed elevation requirements. Flood resistant materials must be used. (R322.2.1, [Zone AO]).
- The foundation wall is at the thickness shown on the approved plans.
- Steel reinforcement is properly placed and the steel grade (40 or 60), size, spacing, splicing, and cover follow the approved plans. (R403.1.3.5, R404.1.3.3.7)
- Minimum cover requirements are met: See Footings
- Minimum diameter of bend 6 times the bar diameter. See Footings
- When the concrete is poured, the anchor bolts will have a minimum 7 inches of embedment, putting the bottom of anchor bolts within steel. (R403.1.6)
- Anchor bolts may be wet set however the required hold-downs must be in place per the stamped approved plans and manufacturer's installation requirements. Hold-down straps and embedded bolts for hold-downs may not be wet set.
- Crawl space vents incorporated into foundation walls are properly sized, spaced and installed. (R408)
- If there is habitable space below grade, waterproofing or damp-proofing of the foundation exterior walls is required at time of drainage inspection. (R406)



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□ Verify sleeving requirements for all plumbing and electrical components that are within or go through the foundation wall or footing. See Residential Mechanical Rough-In and Residential Plumbing Rough-In checklists for more details.

### ***Cold and Hot Weather Requirements***

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- Concrete being placed during freezing or near-freezing weather complies with the following (ACI 332 Section 6.6 and ACI 318 26.5.4):
  - o Adequate equipment provided for heating concrete materials and protecting concrete during freezing or near-freezing weather.
  - o Concrete materials and reinforcement, forms, fillers and ground with which concrete is to come in contact is not frozen and free from frost.
  - o Frozen materials or materials containing ice not being used.
- Concrete being placed during hot weather complies with the following (ACI 332 Section 6.7 and ACI 318 26.5.5): 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.