

Residential Foundation Inspection Guideline

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

Based on the 2018 International Residential Code

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

Wall thickness is based upon walls supported. Minimum thickness for single story masonry foundations is to be not less than the thickness of the wall supported (R404.1.5.1) Pier and curtain wall is allowed on light frame construction supporting a maximum of 2 stories using minimum 4 inch masonry. Pier and curtain wall must meet the requirements for foundation anchorage and header spans supporting the walls above (R401.5.3)

Maximum unbalanced fill for pier and curtain wall hollow masonry is 12 inches. Unbalanced fill at concrete and CMU walls shall comply with Table R404.1. Backfill shall not be placed against a wall until the wall has sufficient strength, anchorage and bracing (R404.1.7)

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)

A minimum 18" x 24" access to a crawl space shall be provided. A larger access shall be required for equipment located in the crawl space (R408.4 M1305.1.4)

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)