

Residential Under Slab Inspection Guideline

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

Based on the 2018 International Residential Code

4" thick base course of gravel or stone is placed (R506.2)

Compacted fill shall not be more than 24" deep unless approved (R506.2)

A 6 mil vapor barrier is placed (R506.2)

Rebar or wire mesh must be properly supported

Slabs must be minimum 3.5 inches thick and capable of supporting all loads (R506.1)

Bearing points for columns and bearing walls to be clearly defined (R109)

Garage floors must be sloped to facilitate the movement of liquids. (R309.1) Elevated garage floors must be engineered to support a 2000 pound load over a 20 inch area (Table R301.5)

Radon gas soil stacks are not required, but if installed must be labeled and installed to avoid confusion with DWV piping (Appendix F)

Plumbing piping to be tested by water or air pressure test. DWV (drain) piping must have a minimum 10 foot head of water above the highest fitting connection or a 5 PSI air test. Test duration is 15 minutes. Straight runs may be covered but fittings must remain exposed. Supply water line testing is recommended, but not required until rough-in inspection (P2503)

Properly size, fit and slope drains (P3005)

Use proper primer and solvent. DO NOT MIX ABS and PVC (P3003.2)

Piping (DWV, water, gas) through foundation walls and through concrete floors to be sleeved. Piping to be protected from impact and corrosion (P2603)
