

FOUNDATION INSPECTIONS

Why are foundations inspected?

Foundations are inspected to ensure that the structural loads of the building will be safely transferred to the surrounding soil and resist lateral earth pressures. In addition, the control of moisture must be properly identified.

When must an inspection be requested?

Request an inspection of the foundation prior to backfilling the foundation. While 48 hours notice is required prior to the date of inspection, we strive to provide the best service possible and a next day service can usually be achieved to facilitate your construction schedule.

What is involved during an inspection?

A provincially qualified building inspector reviews the construction of the foundation for compliance with the building permit drawings and the Ontario Building Code. The following is a list of the major areas that are inspected.

- Support of footings
- Footing forms
- Foundation wall thickness
- Reduction in thickness
- Joist and beam support
- Finishing (below ground)
- Form ties and segregation
- Dampproofing material
- Finishing (above ground)
- Exterior concrete stairs
- Foundation wall drainage
- Placement of backfill
- Termite control
- Location of insulation
- Lateral support
- Anchorage of building frames

The construction progress, including Building Code deficiencies, are documented on a Field Inspection Report issued by the building inspector immediately after the site inspection.

What can I do before the inspection?

Your involvement in the inspection process is critical. A review of the construction prior to the inspector's arrival can help to ensure a smooth flow in the construction of your project. To help you achieve this, we have assembled a checklist of the most common Building Code deficiencies found while performing inspections. Please refer to the reverse side of this Information Sheet to complete the checklist.

How do I request an inspection?

Permit Inspection Request

Builders, contractors, owners, owner's representatives, and permit holders, can schedule, cancel, reschedule, and obtain building inspection results from Monday to Friday 8am to 3pm by calling 705.337.4263 or via email: building@kapuskasing.ca

'This is one in a series of Information Sheets published specifically for homeowners and builders, for use as a guide to residential building inspections'

FOUNDATION INSPECTIONS

This checklist identifies the most common Ontario Building Code deficiencies found while performing foundation inspections. Use this checklist as a guide during construction, and reduce your costs associated with the repair of Building Code deficiencies. Not all Building Code requirements could be included in this checklist.

Prior to calling for an inspection, verify that the relevant items have been completed satisfactory. While some items may not apply to your project, please consider each one carefully. Indicate '☑' as completed or '☒' as not applicable in the box adjacent to the construction item.

Support of Footings

- Footings on solid, clean unfrozen ground.
- Elevation of footings provide a minimum of 1.5 m frost protection cover.
- Professional's report for foundations designed under Part 4 of the Building Code. i.e. engineered fill, piles.

Footings Forms

- Steel column footing 'pad' size and depth in accordance with the permit drawings.

Foundation Wall Thickness

- Thickness of foundation wall for the retaining height against lateral earth pressure, as indicated on the permit drawings.
- Dwarf walls used to increase basement ceiling height conform to the permit drawings or unacceptable.

Reduction in Thickness

- Dove tail anchor slots or rod type ties installed for tying of brick to foundation. Standard brick ties are unacceptable.

Joist and Beam Support

- 190 mm of solid bearing provided under beams.

Finishing (below ground)

- Unit masonry, parging covered over footing.
- To prevent adfreezing, foundation wall surface is smooth.

Exterior Concrete Stairs

- Foundation provided for exterior steps with greater than 2 risers, not including the door sill.

Foundation Wall Drainage

- Heavy coat of dampproofing is applied.
- Drainage tile 'weeping tile' placed on dry, compacted, unfrozen ground.
- Weeping tile perforations face down.
- Weeping tile adapter and connectors installed at footings and joints.
- Top and sides of weeping tile covered with not less than 150 mm of crushed stone.
- Weeping tile extended vertically to window wells and filled with crushed stone.
- Drainage layer has been installed and fastened in accordance with the manufacturer's instructions.

Location of Insulation

- Perimeter insulation installed where required by the Energy Design Summary Sheet.
- Insulation around or under the concrete slab-on-ground conforms to the Energy Design Summary Sheet.

Lateral Support

- The foundation walls are laterally (braced) supported or the first floor joists are installed prior to backfilling.

Anchorage of Building Frames

- Anchor bolts not less than 12.7 mm diameter are installed at 2.4 m on centre maximum and at all corners.