

FOOTING INSPECTIONS

Why are footings inspected?

Footings are inspected to ensure that the bearing surface will sustain the loads presented by the building and confirm compliance with the building permit documents for architectural layout.

When must an inspection be requested?

Request an inspection of the footing after the forms have been erected and prior to the placement of concrete. 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 footings for compliance with the building permit drawings and the Ontario Building Code. The following is a list of the major areas that are inspected.

- Undisturbed soil
- Minimum depth
- Form layout and setbacks
- Footings
- Precautions
- Waterproofing

The construction progress, including Building Code deficiencies, are recorded by the building inspector and form a building inspection history for your project.

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 footing 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 Monday to Friday from 8am to 3pm by calling the Building Services Department at 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

FOOTING INSPECTIONS

This checklist identifies the most common Ontario Building Code deficiencies found while performing footing 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.

Project Review

- The permit drawings are on site for review by the building inspector.
- Obtain a copy of Kapuskasing's 'Guide to Residential Building Inspections' should you be building more than one dwelling.
- Ensure changes made to the permit drawings are incorporated into your construction project at this stage and throughout your project.
- In cold weather conditions, invoke your Frost Protection Plan to avoid freezing of the soil and concrete.
- Displacing water within the footing with the pouring of concrete is not permitted.
- Footings must be poured continuously. If not, provide a proper joint with 2 reinforcement bars.

Undisturbed Soil

- Footings are on solid, clean and unfrozen ground.
- Consider employing the services of a geotechnical engineer to confirm the soil is capable of supporting the design net bearing pressure.
- Excavation is free of standing water.
- Bottom of excavation is free of organic material.
- Submit professional engineer report where a high ground water level is suspected or water at the bottom of the excavation cannot be accounted for.

Minimum Depth

- The elevation of the footings are a minimum of 1.5 m below finished grade level and provide the proper frost protection cover.
- Ensure the depth of the footings has accounted for drains serving rear yard catch basins and that the drains do not undermine the footings or within the angle of repose.

Compacted Fill and Part 4 Designed Footings/Foundations

- Professional geotechnical engineer reports submitted confirming the compacted granular fill or compacted fill is capable of supporting the net bearing pressure and professional engineer reports

are submitted for Part 4 designed footings/foundations, ie. Piles, grade beams, etc.

Form Layout and Setbacks

- Footing form layout is in accordance with the permit plans.
- If setbacks are suspect, a survey from an O.L.S. will be required.

Footings

- Confirm size, depth and design of strip footings.
- Column pad thickness must be greater than that of the strip footings, refer to the permit plans for the correct dimensions.
- Stepped footings have the proper vertical rise and horizontal distance between risers.
- Reinforcement has been placed at the location where drains pass under the footing.
- Sleeves are used in forms for weeping tile.
- Footing thickness conforms to the permit plans.
- The bottom of the excavation within the footing forms is cleaned of loose debris, soil and water.
- Where the angle of repose of the soil is critical of where existing footings are affected by new excavations, the footings and foundations must be designed by a professional engineer.

Precautions

- Watch for excavation damage to services and adjacent property, including public property.
- Fencing and hoarding installed when constructing adjacent to an occupied property.

Waterproofing

- Consider the cause of wet conditions, if waterproofing is required; submit a report from a professional engineer.