



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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RESIDENTIAL FOUNDATION CHECKLIST

This is to be used as a general checklist; it is not inclusive of all code requirements and inspection criteria.

**Per California Building Code (CBC) Chapters 1, 17, 18, 19,
And American Concrete Institute (ACI) 318**

- Approved plans and inspection record to be on job site/ any and all modifications shall be approved by the city prior to inspection. CBC 107
- Encroachment permit required for all off site work.
- Site address posted, work hours sign posted and visible from street or alley.
- Protection devices in place (barricades, fences, guardrails, pedestrian protection, etc.).
- Proper sanitary facilities on site per CalOSHA.
- Excavation to be per approved plan, greater than 5 feet deep requires CalOSHA approval/permit.
- Temporary power pole approved.
- Check for altered rough grade around perimeter of structure.
- Verify property line setbacks prior to inspection (surveyor's hubs or written verification).
- Check all setbacks for compliance with approved plans.
- Soils inspector's (site) approval and Structural engineer reports (when required).
- All structural steel from an approved City Fabricator with letter of conformance (with approved plans) on company letterhead. CBC 1704
- Check anchor bolts size, length and embedment per approved plans, seismic hardware per plan and manufacturer.
- Depth and width of footing and pads per approved plan.
- Verify proper lap splices and clearances for steel reinforcement.
- Reinforcement clean of mud, oil or other substances harmful to reinforcement bond.
- Reinforcement accurately placed and secured against displacement.
- Deputy inspector's report for reinforcement (if required by engineer).
- Excavations clean of all loose debris and lunch trash.
- Pipe penetrations properly sleeved, spacing of conduits and pipes, engineer's approval if any reinforcement displaced from plan position by conduits/pipes.
- Required under floor access is provided, minimum 18"x24". [CBC 1209.1]
- Verify moisture barrier under slab. Check approved plans for type and size. Verify thickness of sand cover over vapor barrier per approved plans and specs.
- Verify slab thickness (Note: post-tension slabs typically greater than 4" nominal)
- Drilled caissons and piles:
 1. Caissons into proper strata and match depths shown on approved plans.
 2. Soil engineer report verifying depth of excavations.
 3. Reinforce steel size and grade as per plan.
- Required erosion controls in place (NPDES).
- Formwork complete, mortar tight and fully braced (kicked off).