



Foundation Inspection Checklist

City of Rancho Palos Verdes Community Development Department

**This list comprises some of the common code violations when installing foundations.
It does not address every possible violation, nor is it intended as an instruction manual.
This is to be used as a general checklist only.**

- ✓ Approved plans and inspection record to be on job site/any and all modifications shall be approved by the city prior to inspection.
- ✓ Encroachment permit required for all off site work.
- ✓ Site address posted, work hours sign posted, filled out and visible from street or alley.
- ✓ Protection devices (barricades, fences, guardrails, etc.) Must be in place.
- ✓ Trash cleared from site/ proper facilities on site during construction.
- ✓ Provide all property line set backs prior to inspection.
- ✓ Check all setbacks for compliance with approved plans.
- ✓ Avoid hazardous visual obstruction 5 feet from the closest intersection of any parcel line with the street, alley, driveway, or garage entrance at all times.
- ✓ Verify if removal of 50 percent of interior and exterior walls.
- ✓ Submit Soils, Compaction, and Structural engineer reports when required.
- ✓ Registered Deputy Inspector when required i.e. over 2500 psi concrete, hold downs epoxy and field welds.
- ✓ All steel from an approved Fabricator, such as LA City.
- ✓ Verify all dry packing completed prior to pour.
- ✓ Excavation to be per approved plan, more than 5ft. deep requires Cal Osha approval/permit.
- ✓ Temporary power pole/clearances and obtain a separate permit.
- ✓ Check for altered grading around perimeter of structure.
- ✓ Check Anchor bolts size, length and embodiment per approved plan (seismic zone 4 all anchor bolts/ minimum 5/8" with 7" embedment) HD's per plan .
- ✓ Plate washers 3"X3'X1/4" thick.

- ✓ Hold-down, clearances per approved plans.
- ✓ Review manufactures specifications and installation instructions for all structural hardware or hold-downs.
- ✓ Steel lap splices and clearances per approved plans.
- ✓ Depth and width of footing and pads per approved plans.
- ✓ Verify proper lap splices and clearance from steel.
- ✓ Footings and pads clean of all loose debris (pipes and penetrations).
- ✓ Pipe penetrations properly sleeved, spacing of conduits and pipes, engineers approval when required.
- ✓ Required under floor access is provided at minimum 18"x24".
- ✓ 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:
 - Caissons into proper strata and match depths shown on approved plans.
 - Soil engineer report verifying depth of excavations .
 - Reinforce steel size and grade as per plan.
 - Earth to steel separation in contact with soil 3".
 - Verify concrete strength (Deputy required at 3000 psi or per plan requirements).
 - Verify erosion controls are required and in place.
 - Barricades, protection or fences for hazardous objects, projections, drop offs, perimeter of site.