

City of Hendersonville  
Department of Building & Codes  
**Foundation Inspection Requirements**

To insure compliance with locally adopted code requirements all of the following inspections are required for any foundation that retains earth. These inspections should normally be completed in the following order:

1. Footing Inspection and/or Slab Inspection
2. Sill Plate / Green Plate Inspection
3. First Foundation Inspection
4. Second Foundation Inspection
5. Sheathing Inspection
6. Framing Inspection
7. Deck Footing
8. Final Inspection

The first Foundation Inspection is to be performed before framing is started and will consist of, but not limited to, the following issues:

- **Block work:** Masonry walls shall be designed and constructed in accordance with sections *R606* and *R607* of the 2006 IRC. All voids are to be filled on both the interior and exterior of all foundation walls. All masonry walls shall be supported, reinforced and anchored as set forth in sections *R606.8* through *R606.11*. All masonry mortar joints are to comply with sections *R607.1* through *R607.1.2* and *R607.2* through *R607.2.2.2*.
- **Piers:** All piers shall conform to the regulations as set forth in sections *R606.6* through *R606.6.1* of the 2006 IRC. The unsupported height of masonry piers shall not exceed ten times their least dimension. When structural clay tile or hollow concrete masonry units are used for isolated piers to support beams and girders, the cellular spaces shall be filled solidly with concrete or Type M or S mortar, when unfilled hollow piers may be used if their unsupported height does not exceed more than four times their least dimension. Hollow piers shall be capped with 4" of solid masonry or concrete or shall have the cavities of the top course filled with concrete or grout or other approved methods.
- **Anchor straps/bolts:** Straps/bolts are required every six foot and within 12" of the ends of the sill plate with a minimum of two bolts per each separate piece of board forming the sill plate of all bearing partitions and interior partitions on slab, per section *R403.1.6* of the 2006 IRC. Straps/bolts are to be used in accordance with the manufacturer's instructions.
- **Damp proofing:** **A.** Masonry foundations shall be damp proofed as amended in section *R406.1* of the 2006 IRC. A 3/8" portland cement parging is to be applied to the exterior of the wall starting at the footing and extending to the finish exterior grade level; then with a bituminous coating as described in section *R406.1* in the 2006 IRC shall be applied. **B.** Concrete foundation walls shall be damp proofed the same way **excluding** the portland cement parging. A product material spec sheet is required to be on site at the time of the inspection.
- **Foundation drains:** All foundations that retain earth are required to have a foundation drain that complies with sections *R405.1* through *R405.2.3* of the 2006 IRC as amended. The drain pipe must be sleeved or the backfill will be required to be rapped with an approved filter membrane material.
- **Crawlspace grading:** The crawlspace is to be sufficiently graded so any water infiltration will drain adequately. All low areas are to be filled and compacted with dirt or a crush and run gravel mix. The positive drain shall terminate into the foundation drain which shall be taken to daylight. It may be necessary in certain situations to provide multiple positive drains. Gravel may be added to a properly graded crawlspace only after the crawlspace grading has been inspected and passed.

The Second Foundation Inspection may be performed at any time after the First Foundation Inspection is done and before the framing inspection is completed. The Second Foundation Inspection will normally involve inspection of the porous backfill between excavation and the foundation, and is to comply as amended with section *R406.3.3* of the 2006 IRC which requires gravel backfill against the foundation wall at least one-half (1/2) the distance measured from the top of the footing up to the exterior grade.

*(Updated 12-30-2011)*