



Foundation Inspections

This inspection guide answers common questions and provides a checklist of deficiencies.

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 certified 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 15 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
- Damp proofing material
- Finishing (above ground)
- Exterior concrete stairs
- Foundation wall drainage
- Placement of backfill
- 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?

You may call for an inspection during regular business hours at 519-776-6476. Please provide the following 5 pieces of information:

1. Building Permit number
2. Type of Inspection (see your Building Permit Card)
3. Date inspection requested
4. A.M. or P.M. Inspection time (where scheduling allows)
5. Contact name and phone number

Looking ahead

The next inspection will be framing and heating rough-in.

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This form identifies the most common Ontario Building Code deficiencies found while performing foundation inspections. Use this form 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 form.

Prior to calling for an inspection, verify that the relevant items have been completed satisfactorily. While some items may not apply to your project, please consider each one carefully. Indicate “yes” as completed or “N.A” as not applicable.

The following table asks 3 Support of Footings Questions

Support of Footings Questions	Indicate Yes or NA
1. Footings on solid, clean unfrozen ground.	
2. Elevation of footings provide a minimum of 1.2 meters (4 foot-0 inch) frost protection cover.	
3. Professional's report for foundations designed under Part 4 of the Building Code. i.e. engineered fill, piles.	

The following table asks 1 Footing Forms Question:

Footing Forms Questions	Indicate Yes or NA
1. Steel column footing 'pad' size and depth in accordance with the permit drawings.	

The following table asks 2 Foundation Wall Thickness Questions:

Foundation Wall Thickness Questions	Indicate Yes or NA
1. Thickness of foundation wall for the retaining height against lateral earth pressure, as indicated on the permit drawings.	
2. Dwarf walls used to increase basement ceiling height conform to the permit drawings or unacceptable.	

The following table asks 1 Reduction in Thickness Question:

Reduction in Thickness Question	Indicate Yes or NA
1. Dove tail anchor slots or rod type ties installed for tying of brick to foundation. Standard brick ties are unacceptable.	

The following table asks 1 Joist and Beam Support Question:

Joist and Beam Support Questions	Indicate Yes or NA
1. 190 mm (8 inches) of solid bearing provided under beams.	

The following table asks 2 Finishing Questions:

Finishing (Below Ground) Questions	Indicate Yes or NA
1. Unit masonry, parging covered over footing.	
2. To prevent ad freezing, foundation wall surface is smooth.	

The following table asks 1 Exterior Concrete Stairs Question:

Exterior Concrete Stairs Questions	Indicate Yes or NA
1. Foundation provided for exterior steps with greater than 2 risers, not including the door sill.	

The following table asks 7 Foundation Wall Drainage Questions:

Foundation Wall Drainage Questions	Indicate Yes or NA
1. Heavy coat of damp proofing is applied.	
2. Drainage tile 'weeping tile' placed on dry, compacted, unfrozen ground.	
3. Weeping tile perforations face down.	
4. Weeping tile adapter and connectors installed at footings and joints.	
5. Top and sides of weeping tile covered with not less than 150 mm (6 inches) of crushed stone.	
6. Weeping tile extended vertically to window wells and filled with crushed stone.	
7. Drainage layer has been installed and fastened in accordance with the manufacturer's instructions.	

The following table asks 2 Location of Insulation Questions:

Location of Insulation Questions	Indicate Yes or NA
1. Perimeter insulation installed where required.	
2. Insulation around concrete slab-on-ground extends a minimum of 600 mm (2 foot-0 inch) below exterior grade.	

The following table asks 1 Lateral Support Question:

Lateral Support Questions	Indicate Yes or NA
1. The foundation walls are laterally (braced) supported or the first floor joists are installed prior to backfilling.	

The following table asks 1 Anchorage of Buildign Frames Question:

Lateral Support Questions	Indicate Yes or NA
1. T Anchor bolts not less than 12.7 mm (0.5 inches) diameter are installed at 2.4 meters (7 foot-10 inches) on centre maximum and at all corners.	

Contact:

For more information, please contact the Building Department:

2610 County Road 12
 Essex, Ontario
 N8M 2X6
 Phone: 519-776-6476
 Fax: 519-776-7171