

Lionel Johnson, Jr.
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CITY OF ST. GABRIEL

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A. FOOTINGS AND FOUNDATION CHECKLIST – RESIDENTIAL

Permits and Plans

1. Job address shall be posted in a visible location. (R319).
2. Permit and approved plans are on site and accessible to the inspector. (R106.3.1 and R105.7).
3. Permit information is correct (address, permit number, description of work, etc.) (R106.1.1)
4. Check approved plans for identification of flood hazard area and associated requirements for construction. (R109.1.3 & R322).
5. Check approved plans for building height and/or setback restrictions.
6. The builder is responsible for the job and is required to call and cancel the inspection if the inspection cannot be performed due to inclement weather. (R109.3).
7. Footing inspections shall be made after all trenches are excavated, all grade stakes are installed, any support steel and its Foundation are in place and tied all necessary forms and bulkheads are in place and braced, and before any concrete has been poured.

Location on Property

1. The footings and foundation are not located within the zoning setbacks. Building setbacks less than three feet from lot lines or another building require firewall construction. (R302.1).
2. Protected areas and erosion control measures that need to be maintained and/or protected are marked per the approved plans.
3. Access provided to all areas to be inspected - A safe and clear walking path to site and formwork.

Footings and Foundation

1. Verify the footings are constructed per the approved plans. (R403).
2. Termite treatment is required prior to pour. (R318). Provide termite treatment letter before final inspection.
3. Soil test may be required if soil is questionable or on engineered fill. Compacted fill over 24 inches deep requires a soil compaction report by a registered engineer. (R506.2.1).
4. Fill requires design and approval by a licensed design professional (IRC 401.2).
5. Continuous spread footings are sized based on a soil bearing pressure of 2000 psf (Table 401.4.1).
6. Bottom of footings shall be free of mud, standing water, organic material, frozen soil, debris, and soft spots (R403.1 & ACI 318 26.5.2).
7. Soil in area of footing is undisturbed (not over dug and filled).
8. The reinforcement steel grade, size, cover, spacing, and splicing is per the approved plan. (ACI 318). (R403.1.3.5.3, & ACI 318 20.6.1.1 – 20.6.1.4).

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9. Verify (2) #4 rebars at top and 2#4 rebars at the bottom. Minimum 1" clear spacing between parallel reinforcing bars. (ACI 318 25.2).
10. Minimum 12" wide by 24" footings. Continuous spread footings are sized based on a soil bearing pressure of 2000 psf and a snow or roof live load of 20 psf. Note: For additional footing widths and thickness for soil bearing pressure less than or greater than 2000 psf, reference Table R403.1(1), R403.1(2) and R403.1(3) out of the IRC.
11. The required holdowns are placed per approved plans and manufacturers installation requirements. Holddown straps and embedded bolts for holdowns may not be wet set.
12. When the concrete is poured, the anchor bolts will have a minimum 7" of cover, putting the bottom of anchor bolts within steel. (R403.1.6).
13. Anchor bolts are sized and spaced per the structural plans for shear walls. Wet set anchor bolts.
14. Provide a 6 mil polyethylene moisture barrier.
15. Provide mesh over 6 mil polyethylene moisture barrier
16. The reinforcement steel is spliced per approved plans with two ties per lap. (R403.1.3.5.4).
17. Rebar that is made for grounding electrode and a minimum No.4 AWG bare copper conductor must be bonded and extended to the electrical system. (R3608).
18. Footings for masonry chimneys are a minimum of 12" thick and extend not less than 6" outside the chimney wall and project below-grade as required. Reinforcement steel is per approved drawings. (R1001.2)
19. Footings are level or stepped if the ground slopes more than 1 foot in 10 feet. (R403.1.5).
20. Footings project beyond the face of the foundation wall at least 2 inches, but not more than the thickness of the footing. (R403.1.1.).
21. Reinforcement thoroughly clean of loose scale, rust, ice, mud, oil or other deleterious coatings. (ACI 318)
22. Surface drainage away from foundation walls min. 6" for the first 10 feet. On narrow lots provide slope to drains or to approved (2%) sloped swales. (R401.3 exception.).
23. If post tensioned slab is provided - (R401.4), the special inspector shall provide site visit report(s). Ensure sure the inspector is certified to perform the required type of special inspection performed.
24. Provide all conduits to accomodate waterlines or electrical lines located on areas such as Kitchen island.

B. PRE-POUR PLUMBING/UNDER SLAB INSPECTION CHECKLIST

1. Slab inspections are required whenever any utility (plumbing, electrical or mechanical duct or condensate) is located underneath the slab. Under normal circumstances, trenches outside the footprint of the house (ie; septic, water lines, electrical, etc.).
2. Plumbing must be tested by water or air pressure test with a minimum 5-foot head of water from the highest fitting connection, or 5-psi air pressure test. Straight runs may be covered but fittings must remain exposed. Supply water lines shall be tested under a water pressure of not less than the working pressure of the system or, for piping systems other than plastic, by an air test of not less than 50 psi. (P2503.5, P2503.7)
3. Properly size, fit and slope drains. (P3005).
4. Use proper primer and solvent. Do not mix ABS and PVC. (P3003.2).
5. Provide drain cleanouts prior to entering slab. (P3005.2).
6. Piping (DWV, water, gas) through foundation walls shall be sleeved and be two pipe sizes greater than the pipe passing through it. Piping through concrete and metal studs shall be properly protected from impact and corrosion. (P2603).
7. Slabs on grade within the building envelope and garages require a minimum 6-mill vapor barrier placed over 4-inch thick base course of gravel or stone under slabs on grade. (R504.2.1, R506.2.3).
8. Slabs must be a minimum 3.5 inches thick and capable of carrying all loads (R506.1).
9. Garage floors must be sloped to facilitate the movement of liquids. (R309.1).
10. Termite treatment is required prior to pour. (R318). Provide termite treatment letter before final inspection.