



City of Santa Monica
Building and Safety Division

Residential Foundation Guide

This list is to be used as a general guide.

It is not inclusive of all code requirements and inspection criteria.

Per California Building (CBC), Energy (CeC), Electrical (CEC), and Residential (CRC)
Codes the Santa Monica Municipal Code (S.M.M.C.)
and American Concrete Institute (ACI) 318
California Codes Available at www.bsc.ca.gov

- Approved plans and inspection record to be on job site S.M.M.C. 8.08.090
- May require two inspections for complete foundation:
Footing and foundation=trenches, reinforcement and forms, UFER ground
Concrete slab and/or under floor=with or after trades in sub floor approved CBC 110.3
- All revisions shall be approved by the city plan check prior to inspection S.M.M.C. 8.08.090
- Protection devices in place (barricades, fences, guards, pedestrian/tree protection) CBC 3306 & S.M.M.C.
- Proper sanitary facilities on site per CBC 3305 & S.M.M.C.
- Excavation to be per approved plan, greater than 5 feet deep (vertical cut) requires Cal OSHA approval/permit.
- Verify rough grade not altered around perimeter of structure. CBC 3304 & CRC 401.3 and 403.1
- Verify property line setbacks prior to inspection (surveyor's hubs or written verification).
- Soils inspector's (site) approval of footing excavations. CBC 1804& CRC 401.4
- Structural engineer's approval (zero deficiencies). CBC 1704.6 & ACI 26.13.1.3
- All structural steel from an approved LA City Fabricator with letter of conformance with approved plans on company letterhead or invoice. CBC 1704.5 (1)
- Check anchor bolts size, length and embedment per approved plans, seismic hardware installed per plan and manufacturer. CBC 1901.5 & CRC
- Depth and width of footing and pads per approved plan. ACI 26.13.1.3
- Verify proper lap splices and clearances for steel reinforcements. ACI 26.6.1.1
- No plumbing pipes shall be directly embedded in concrete per CPC 312.2.
- Rebar shall be free from mud, oil or other nonmetallic coatings that decrease bond. ACI 26.6.1.2(d)
- Reinforcement accurately placed and secured against displacement. ACI 26.6.2.1 & CRC 403.1.3.5
- Deputy inspector's report for reinforcement (if required by engineer). CBC 1704.3
- Excavations clean of all loose debris, trash, leaves, roots etc... ACI 26.5.2.1



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- Pipe penetrations properly sleeved, spacing of conduits and pipes (minimum three diameters of largest), engineer's approval if any rebar displaced by conduits/pipes.
- Stem wall forms high enough to allow minimum 8" top of wall to grade. CBC 2304.12.1.2
- Required under floor access is provided, minimum 18"x24". CBC 1209.1
- Exterior and interior shear wall footings are continuous CRC 403.1
- 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. CBC 1805.2
- 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. CBC 1803.4
 3. Reinforcing steel size and grade as per plan.
- All projects now require erosion controls in place (NPDES). Cal Green Code 4.106.2
- Formwork complete, mortar tight and fully braced (kicked off). ACI 26.11.1.2
- Required UFER ground installed per CEC Article 250.52(A)(3).
- Curing: leave forms for 7 days or continuous moist curing. ACI 26.5.3.2
- Vapor retarder in unvented crawl spaces per CeC 150.0(g)
- Slab insulation for radiant floor heating CeC 110.8(g)
- Water lines under slabs shall be in a waterproof noncrushable sleeve or casing such that water piping and required insulation can be removed and replaced. CEC 150.0(j)(2)(B)