

**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 2012 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 2012 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:** Sill/sole plates and walls supported directly on continuous foundations shall be anchored to the foundation in accordance with 2012 IRC R403.1.6.  
--Wood sill/sole plates at all exterior walls on monolithic slabs, wood sill/sole plates of "braced wall panels" at building interiors on monolithic slabs and all wood sill/sole plates shall be anchored to the foundation with anchor bolts spaced a maximum of 6' on center. Bolts shall be at least ½" diameter and shall extend a minimum of 7" into concrete or grouted cells of CMU's. A nut and washer shall be tightened on each anchor bolt (townhomes shall have a minimum 3" x 3" plate washer on each bolt) There shall be a minimum of two bolts per plate section with one bolt located not more than 12" or less than seven bolt diameters from each end of the plate section. Interior bearing wall sill/sole plates on monolithic slabs shall be positively anchored with approved fasteners. Sill/sole shall be protected against decay and termites in accordance with 2012 IRC R317 and R318.  
Exceptions: Anchorage methods other than the anchor bolts described above may be used with proper documentation and installation instructions where the method is proven to be equivalent to the anchor bolts.  
Walls 24" total length and shorter connecting offset "braced wall panels" shall be anchored to the foundation with a minimum of one anchor bolt located in the center 1/3 of the plate section.  
Walls 12" total length or shorter connecting offset "braced wall panels" may be attached without anchor bolts.
- **Damp proofing:** **A.** Masonry foundations shall be damp proofed as amended in section *R406.1* of the 2012 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 2012 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 2012 IRC as amended. The drain pipe must be sleeved with an approved filter membrane 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 2012 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.