

TEXAS DEPARTMENT OF LICENSING AND REGULATION COMPLIANCE DIVISION – INDUSTRIALIZED HOUSING AND BUILDINGS

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## Residential Site Inspection Checklist for Industrialized Housing General, Foundation, and Structural

This checklist is a guide to items involving code compliance of the foundation and structural connections that need to be checked during a residential site inspection but does not necessarily constitute a complete list of items to be checked. The checklist provides minimum check points for work performed at the installation site; however, not all check points may be applicable. The inspector shall also check to assure that construction performed on site does not result in non-compliance of construction completed in the manufacturing facility. Note: NA = Not applicable

Industrialized builder's name & reg #:

Texas Decal or Insignia Number(s):

Manufacturer's Serial or ID Number(s):

Owner's Name and Address:

Installation Address:

IRC = International Residential Code (2003 edition); IECC = International Energy Conservation Code (2003 edition); Rule = Chapter 70 rules governing Industrialized Housing and Buildings; ACI = ACI 318-02, Building Code Requirements for Structural Concrete (2002 edition)

NA	Me YES	ets NO	ltem #	Check Point
			1	IRC R301.1 – Wind speed on data plate is correct for installation site, foundation is designed for correct wind speed (note: per figure R301.2(4) of the IRC, the minimum basic wind speed in Texas is 90 mph and maximum basic wind speed in Texas is 140 mph, depending on location)
			2	IRC N1101. – House is designed for climate zone where installed. Climate zone for site per code is
			3	Rules 70.70(d) and (e) and 70.73 – Foundation plan available – plan is either approved foundation plan from manufacturer or unique "engineered" foundation plan. If engineered, provide architect's or engineer's name and license number:
			4	Rules 70.70(d) and (e) and 70.73 – Plans and specifications for completion of house at installation site provided – either approved details and typicals from manufacturer or unique "engineered" details
			5	IRC R301.1 – Soil bearing pressure complies with foundation plan: Soil bearing pressure = psf Builder shall provide documentation to substantiate that site complies
			6	IRC R401.4 – Expansive soil site: Yes No Builder shall provide documentation to substantiate that site complies.
				Soil test report # & name of responsible party:
			7	IRC R403.1 – Footings are supported on undisturbed natural soils or engineered fill
			8	Foundation plan does not call for use of ground, or soil, anchors [reference decision of Texas Industrialized Building Code Council of July 27, 1989]
			9	IRC R408.4 – Under-floor grade is cleaned of all debris, vegetation, and organic material
			10	IRC R403.1.4.1 – Foundation walls, piers and other permanent supports extend below the frost line
			11	IRC R403.1.4 – Exterior footings are at least 12" below undisturbed ground
			12	IRC R403.1 and IRC R404.1.5.1 – Load bearing walls placed on continuous concrete footings
			13	IRC R403.1.1 – Minimum footing depth (thickness of footing) not less than 6" or as required on plans, whichever is greater
			14	IRC R403.1.1, IRC Table R403.1, and IRC Figure R403.1(1) – Minimum footing width not less than foundation design or minimum requirements of code, whichever is greater
			15	IRC R403.1.1 and Figure R403.1(1) – Footing projection is minimum 2" but not more than depth (thickness) of footing
			16	IRC R403.1.5 – Top surface of footings level, slope of bottom surface of footings does not exceed 1 unit vertical in 10 units horizontal (10% slope)
			17	IRC R402.2 and IRC Table R402.2 – Minimum concrete compressive strength per Table R402.2 of the IRC or as required by foundation plan, whichever is greater

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NA	Meets		ltem #	Check Point
			18	Rule 70.73 – Reinforcement grade and placement as required on foundation plan
			19	IRC R402.2 and ACI 5.6 – Evaluation and acceptance of concrete
				Less than 50 yd <sup>3</sup> , evidence of satisfactory strength provided
				Greater than 50 yd <sup>3</sup> , specimens taken in accordance with ACI 5.6 for strength tests
			20	IRC R402.2 and ACI 7.7 – Concrete coverage of reinforcement as required on foundation plan, but not less than 3"
			21	IRC R404.1.5.1 and IRC R606.5 – Hollow concrete masonry units filled solidly with concrete or Type M or S mortar. Unfilled hollow piers may be used if unsupported height is not more than 4 times their least dimension
			22	IRC R404.1.5.1 and IRC R606.5.1 – Hollow piers capped with 4 inches of solid masonry or concrete; or cavities of top course filled with concrete or grout or other approved materials
			23	IRC R403.1.6 – Anchor bolts extend a minimum of 7" into concrete
			24	IRC R403.1.6 – Minimum 1/2" anchor bolts spaced a maximum of 6 feet o.c.
			25	IRC R403.1.6, Exception – Foundation anchor straps spaced as required to provide equivalent anchorage to ½" diameter anchor bolts
			26	IRC R403.1 and IRC R407.2 – Foundation anchor straps are corrosion resistant
			27	IRC R319 – Materials used to enclose crawl space protected from decay or corrosion
			28	IRC R408.3 – Minimum crawl space access of 16" x 24"
			29	IRC R408.2 – Minimum net area of openings for crawl space ventilation
			30	IRC R408.2 – One crawl space ventilation opening within 3 feet of each corner of building
			31	IRC R408.2 – Materials for ventilation openings
			32	IRC R401.3 and R405 – Minimum 6" in 10' slope for drainage or drains provided
			33	IRC R406.1 or IRC R406.3 – Foundation walls damp proofed
			34	IRC R406.2 – Foundation walls water proofed
			35	IRC R408.5 – Finished grade of under-floor space
			36	Rule 70.73 – Connections between units in accordance with manufacturer's approved details
			37	Rules 70.73 and 70.70(d) and IRC R703 – Exterior siding completed in accordance with home manufacturer's approved details, siding manufacturer's installation instructions, and code
			38	Rules 70.73 and 70.70(d), IRC R903, and IRC R905 – Roofing completed in accordance with home manufacturer's approved details, installation instructions for roofing materials, and code
			39	Rule 70.73 and 70.70(d) and IRC R702 – Interior wall coverings completed in accordance with manufacturer's approved details, installation instructions for wall coverings, and code
			40	IRC N1102.1.11 – Air leakage: Sealing of joints, seams, and penetrations

Notes, special conditions, unique construction requirements: