



**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	Meets		Item #	Check Point
	YES	NO		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	IRC N1101. – House is designed for climate zone where installed. Climate zone for site per code is _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	IRC R301.1 – Soil bearing pressure complies with foundation plan: Soil bearing pressure = _____ psf Builder shall provide documentation to substantiate that site complies
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6	IRC R401.4 – Expansive soil site: <input type="checkbox"/> Yes <input type="checkbox"/> No Builder shall provide documentation to substantiate that site complies.  Soil test report # & name of responsible party: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7	IRC R403.1 – Footings are supported on undisturbed natural soils or engineered fill
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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]
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9	IRC R408.4 – Under-floor grade is cleaned of all debris, vegetation, and organic material
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	IRC R403.1.4.1 – Foundation walls, piers and other permanent supports extend below the frost line
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11	IRC R403.1.4 – Exterior footings are at least 12” below undisturbed ground
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12	IRC R403.1 and IRC R404.1.5.1 – Load bearing walls placed on continuous concrete footings
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13	IRC R403.1.1 – Minimum footing depth (thickness of footing) not less than 6” or as required on plans, whichever is greater
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15	IRC R403.1.1 and Figure R403.1(1) – Footing projection is minimum 2” but not more than depth (thickness) of footing
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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

