DEVELOPMENT SERVICES – BUILDING INSPECTION

INSPECTION REQUIREMENTS:
SLAB ON GRADE/ELEVATED SLABS

INSPECTION CODE: 206
SCOPE: RESIDENTIAL AND COMMERCIAL
APPLICABLE CODES: 2016 CBC, CRC, CPC, CMC, CEC, CALGreen, CEnC, and PAMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

WARNING
☐ Failure to complete the items below prior to the City of Palo Alto (CPA) inspection will result in a re-inspection fee.

☐ Gas and electric utilities will be removed if found to be unsafe at time of inspection. (CBC 3303.6)

PRE-INSPECTION
☐ Verify that your underslab plumbing has been signed off. If not, see the “Underslab/Slab Plumbing” inspection checklist for additional information.

☐ See the “Foundations” inspection checklist for general requirements.

INSPECTION

SURVEY LETTER
☐ A survey letter is required at the foundation inspection for new structures and additions within 2’ of setbacks or within 3’ of property lines and at the wall steel inspection whenever there is a basement. (See the “Survey Letter” checklist for additional information.) (CBC 107.1, PAMC 18.12.040)
  - Exception: If this is an addition where the layout of the wall that is parallel to the property line is in line with the existing house, a survey is not required. (i.e. the property line wall is an extension of the existing wall.)
  - The survey letter shall state how property corners were marked (see checklist regarding survey requirements).

SPECIAL INSPECTION
☐ All special inspection activities shall be performed and written field report complete prior to the arrival of the Building Inspector. (CBC 1704.2.4)
  - All results of special inspections, field reports, and surveys shall be addressed to the City of Palo Alto with job address and permit number for inclusion in City records.

☐ Provide letter verifying that all requirements from the soils report have been met. This is specifically required for piers and footings, grade beam, basements, and projects west of the 280. (CBC 1704.2.4)
☐ Provide report for compacted soil from approved special inspection agency. (CBC 1705.6)

☐ Provide letter from manufacturer’s representative for waterproofing. (CRC R406.2)

☐ A capillary break shall be installed in compliance with the following (CALGreen 4.505.2.1, CRC R405.2.1):
  - A 4-inch thick base of ½-inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete
  - Other equivalent methods approved by the enforcing agency.
  - A slab design specified by a licensed design professional.
    - No sand is allowed over vapor barrier

☐ If applicable, provide the CPA inspector with special inspection field report(s) for rebar and other requirements.

MINIMUM FOOTING DIMENSIONS
☐ Verify the minimum footing dimensions per the drawings and/or Palo Alto Municipal Code (depth 20”, width is 15” and stem wall 8” minimum. (PAMC R403.1.8)

☐ Elevation of foundation above street gutter shall be a minimum 12” plus 2% of the distance. (CRC 403.1.7.3)

REINFORCEMENT AND ANCHORAGE
☐ All hold-down bolt embedments, anchor bolts, and dowels shall be in place. Wet setting is not allowed. (ACI 318 2.3)

☐ Verify anchor bolts and hold-downs anchors are sized and spaced per the shear-wall schedule. Hold-down anchors shall extent into footing.

FORMS AND STAKES
☐ Measures shall be taken to allow removal of all lumber forms.

☐ Forms shall be substantial and sufficiently tight to prevent leakage of mortar. (ACI 318 26.11.1.2(c))

☐ Wooden stakes are not allowed at any foundation inspection when embedded in concrete. (PAMC 16.04.340)
  - Warning: If wood stakes or forms are not removed, they shall be drilled and treated with copper green.

WOOD TO EARTH CLEARANCE
☐ Foundations supporting wood framing and sheathing members shall extend at least 8” above earth. Field conditions may require a raised stem wall. See Figure CPA 029 for approved raised stem wall detail. (CBC 2304.12.1.2)
Verify that new structures and remodels have at least one of the following primary grounding electrode systems:

- A Ufer that is made up of 20’ of #4 rebar (CEC 250.52 (A)(3))
  - Make sure that ground clamps, install on rebar, are marked as “RB”, which means they are listed for rebar (CEC 110.3 (B))
- 20’ of minimum 4AWG bare copper wire (placed 3” from the bottom of the footing)
- Two 5/8” by 8’ ground rods spaced a minimum of 6’ apart (CEC 250.3 (A)(3))
  - Exception: Accessory structures and detached garages require only one ground rod or a Ufer connection when the main electric service is on the main house.