



Building Foundation Inspection Checklist

Residential Inspections

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

This checklist is provided as a reference tool, and it is not intended to be exhaustive of all possible requirements. Please refer to the latest adopted International Building Code (IBC), International Residential Code (IRC), International Energy Conservation Code (IECC), International Swimming Pool and Spa Code (ISPSA), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), National Electric Code (NEC), Local Amendments (LA), Austin Energy Design Criteria (AE Design), City of Austin Building Criteria Manual (BCM) and City of Austin Land Development Code (LDC) for code sections listed below. Items without a code reference are included for advisory purposes or based on departmental policy.

- International Codes <https://codes.iccsafe.org/public/collections/I-Codes>
- Uniform Codes <http://www.iapmo.org/>
- NEC <https://www.nfpa.org/>
- Local Amendments, AE Design, BCM, LDC <https://library.municode.com/TX/Austin>

Please verify the following before scheduling the inspection:

104 Foundation

City Inspectors will not perform foundation inspections for new construction projects, additions or remodels. The Builder shall provide a report to the City that is prepared by a registered design professional verifying that all required special inspections have been completed with all noted deficiencies addressed and the foundation has been constructed in accordance with the adopted Residential Code or engineered design. A copy of this report shall be provided at the final building inspection. Report shall be uploaded and attached to the building permit in the Amanda system by the responsible contractor.

Exception: A registered design professional is not required to inspect an uncovered deck built independent of another structure if the deck is no more than 4 feet from the top of the decking measured vertically to the floor or grade at any point within 36 inches horizontally, is less than 200 square feet in floor area, and built in accordance to prescriptive methods of the Residential Code. *BCM 4.6.2.3 Foundation Report*