Inspection Template: Foundation and Slab

QUEENSTOWN LAKES DISTRICT COUNCIL

General Information

Listed below are the inspection elements and prompts within each element. Please note that not all elements will be relevant for your project**.** The inspection will remain 'in progress' until all elements within the inspection type are completed and passed, and this may require multiple inspections.
For the inspection to take place, please ensure that all consent documentation is available on site including all approved (stamped) documents, Building Consent (Form 5), Inspections and General Information.

1. Siting and Levels	
1.1 Siting	• Siting, profiles, orientation, and footprint aligns with plans (surveyor certificate if this cannot be adequately verified) • Easement location (if any) and setback • Effects of building work on existing services
1.2 Contours/Floor Levels	• Ground contours and spot levels generally align with plans • Horizontal separation distances in relation to adjacent ground • Building located clear of overland flow paths (retaining walls etc) • Finished floor levels can achieve ground clearances • Datums establishing minimum floor levels
2. Standard Foundation	
2.1 Siteworks	• Building platform clear of topsoil, rubbish, and organic material • Excavation; safe slope, angle of influence, horizontal separation to building, sediment control
2.2 Construction	• Formwork • Ground bearing capacity is adequate (engineer, area known to comply, prodder or heal test) • Footings trenches free of debris with solid bearing • Footing depths, widths, rebates, steps • Load path to foundation matches plans; foundation edge, thickenings, foundation walls, foundation steps, posts, columns and portal frames • Floor height to ground level • Foundation walls width, height and steps • Drains under building (90° to footing, clear of foundations) • Concrete MPa strength (specified/ordered)
2.3 Reinforcing	• Grade, size, lap, ties, cover and support • Reinforcing around service blockouts • Starters into slab (if required) • Supplementary bars in place • Connection into existing foundation
2.4 Damp Proof Membrane	• Type identified • Joints lapped and taped • Penetrations or punctures sealed • Continuous from upper to lower floor levels
2.5 Insulation	• Size, type and location
2.6 Subfloor Ventilation	• Location from corners (max 750mm), centres (max 1800mm), size (min. 120x120mm)

3. Timber Piles	
3. Timber Piles	• Foundation size, depth, spacing, clean of debris • Ground bearing capacity is adequate (engineer, area known to comply, prodder or heal test) • Pile layout, size and height (standard, bracing/anchor), treatment (H5), temporary braced, cut ends up or sealed, ground clearances, crawl space
4. Block Foundation	
4.1 Siteworks	• Building platform clear of topsoil, rubbish, and organic material • Excavation; safe slope, angle of influence, horizontal separation to building, sediment control
4.2 Construction	• Ground bearing capacity is adequate (engineer, area known to comply, prodder or heal test) • Footing trenches free of debris with solid bearing • Footing depths, widths, rebates, steps and load paths match plans • Floor height to ground level • Drains under building (90° to footing, clear of foundations) • Concrete MPa strength (specified/ordered) • 3 blocks + header maybe poured under directive with no further inspection
4.3 Reinforcing	• Grade, size, lap, ties, cover and support • Reinforcing around service blockouts • Starters into slab (if required) • Supplementary bars in place • Connection into existing foundation
4.4 DPM and Insulation	• Type identified • Joints lapped and taped • Penetrations or punctures sealed • Continuous from upper to lower floor levels • Size, type and location
5. Concrete Piles	
5. Concrete Piles	• Foundation size, depth, spacing, clean of debris • Pile layout, size, height, bracing, MPa, ground clearances, crawl space • Ground bearing capacity is adequate (engineer, area known to comply, prodder or heal test) • Formwork (in situ piles) • Reinforcing size and position
6. Raft or Waffle Slab	
6.1 Siteworks	• Excavation; safe slope, angle of influence, horizontal separation to building, sediment control • Ground bearing capacity is adequate (engineer, area known to comply, prodder or heal test) • Compacted ground extends past slab (typically 1m)
6.2 Construction	• Formwork • Pods and trenches free of debris, depths, cast in bottom plate fixings, rebates • Load path to foundation matches plans, thickenings, posts, columns, portal frames • Drains under building (90 deg to footing, clear of foundation) • Concrete MPa strength (specified / ordered)

	• Floor height to ground level
6.3 Reinforcing	• Grade, size, lap, ties, cover and support • Reinforcing around service blockouts • Starters into slab (if required) • Supplementary bars in place • Connection into existing foundation
6.4 Damp Proof Membrane	• Type • Joints lapped and taped • Penetrations or punctures sealed • Continuous from upper to lower floor levels
6.5 Insulation	• Size, type and location • Thermal break
7. Slab On Grade	
7.1 Construction	• Granular fill type and compaction • Formwork • Depth, control joints, cast in bottom plates, rebates • Load path matches plans; thickenings, posts, columns and portal frames • Concrete MPa strength (specified / ordered) • Control joints
7.2 Reinforcing	• Grade, size, lap, ties, cover and support • Reinforcing around service blockouts • Supplementary bars in place • Connection into existing foundation
7.3 Damp Proof Membrane	• Type • Joints lapped and taped • Penetrations or punctures sealed • Continuous from upper to lower floor levels
7.4 Insulation	• Size, type and location • Thermal break
8. Suspended Slab	
8.1 Construction	• Formwork • Thickness, seating, propping • Load path matches plans; thickenings, posts, columns and portal frames • Concrete MPa strength (specified / ordered) • Control joints
8.2 Reinforcing	• Grade, size, lap, ties, cover and support • Reinforcing around services • Reinforcing from wall sizes, laps, ties • Seating • Connection into existing foundation
8.3 Insulation	• Size, type and location • Thermal break
9. Other Systems and Methods	
9.1. Non typical and modular construction	• Are specifications available and checked • Record approved installer number, installation checklist, test certificates etc. • Brief description of product/system and installation details sighted

10. AF 3P Third Party Inspection	
10.1 Third Party Request	• Scope specified • Reviewed and approved • Instructions, limitations, and approval emailed and saved
10.2 Verification Documentation	• Confirmation specialist has been on site and instructed ok to proceed • Siting/levels certification • Ground bearing verification • Compaction certification • Engineers site notes (where PS4 for SED elements)
11. On Site Minor Variation	
11. On Site Minor Variation	• Check the proposed onsite MV aligns with the QLDC on site MV guidance sheet - Changes to Approved Documents Assessment Tool • Outline a full description of the proposed on site MV • Record the reason for decision and confirm that satisfied on reasonable grounds the proposed on site MV demonstrates compliance • Ensure any on site MV amended plans, specifications and documentation are provided and checked (if required)