



INFORMATION SHEET

Required Construction

International Residential Code, Section R405: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. See attached diagrams.

Foundation/Drain Inspection

- All foundation construction shall be complete at the time of inspection.
- Footing projections must be 2 inches minimum and not exceed the depth of the footing.
- Ample mortar and concrete curing times, based on temperature, shall have passed by the time of inspection.
- Foundation damproofing or waterproofing shall be complete at the time of inspection.
- Foundation drains shall be complete at the time of inspection.
- All exterior foundation insulation shall be in place.

Bracing and Backfill

Walls shall be anchored to the floor above or shall be braced to prevent damage prior to backfilling.

Basement Waterproofing (Mitigation)

Basement waterproofing systems should not be confused with foundation drainage systems. The methods described in this handout are derived from the Minnesota State Building Code to minimize water infiltration through the foundation system by reducing the hydrostatic pressure from surface and subsoil drainage and provide a system to carry the water away from the exterior of the foundation.

There are numerous theories, processes, and designs available to mitigate basement water infiltration in existing buildings. It should be noted that most of these systems are designed to deal with the infiltration from the interior side and after the water is already in the structure of the foundation. These systems may lessen the infiltration and reduce water damage, but are not code-complying foundation drainage systems, and are not recognized by the Minnesota State Building Code.

All exterior water mitigation processes should be exhausted before resorting to an interior basement waterproofing system. All ground surfaces around the structure should be re-graded to carry surface drainage away from the building. Gutters with adequate downspouts should also be installed where possible.