

The IS-code checklist for building your home

Take this to every builder meeting, and use it on every site visit. A builder who works to Indian Standards can show you each document on this list. If they can't, you've learned what you needed to know.

Tick each item when you have seen the document or the record, not when someone tells you it exists.

1. BEFORE YOU SIGN

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| ☐ | Soil report for your plot
The foundation should be designed from tested soil, not from the plot next door. | IS 1892, IS 2720 |
| ☐ | Structural drawings signed by an engineer
Ask who signs them, and see them before work starts. | IS 456 |
| ☐ | Concrete grade written for each element
Footings, columns, beams and slabs. M20 is the minimum for reinforced concrete. | IS 456 |
| ☐ | Earthquake and load checks in the design
Still required in Bengaluru, a lower seismic zone. | IS 875, IS 1893, IS 13920 |
| ☐ | The name of the lab that will test your concrete
An NABL-accredited lab is independent of the builder. | IS 516 |

2. WHEN STEEL AND CEMENT ARRIVE

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| ☐ | TMT steel test certificate for each lot
Check the grade (for example Fe 500D) matches the drawings. | IS 1786 |
| ☐ | Bar size and weight check on site
Catches undersized bars before they go into concrete. | IS 1786 |
| ☐ | Cement test certificate and BIS mark on the bags
Bags stored dry, raised and covered. No hard lumps. | IS 269, IS 1489 |
| ☐ | Sand and aggregate checks for each new source
Silt content and grading, including M-sand. | IS 383, IS 2386 |

3. AT EVERY CONCRETE POUR

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| ☐ | Slump reading recorded at the pour
No water added on site to make a stiff mix easier to place. | IS 1199 |
| ☐ | Cubes cast from this pour
Labelled with the date and the element they came from. | IS 516 |
| ☐ | Lab cube test report at 7 days | IS 516 |
| ☐ | Lab cube test report at 28 days
This is the result that counts. | IS 516, IS 456 |

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| ☐ | Curing period in writing, and someone named to do it
Shuttering comes off only when the engineer allows it. | IS 456 |
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4. WALLS, PLASTER AND WET AREAS

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| ☐ | Brick or block test results
Strength and size for each new batch. | IS 1077, IS 2185 |
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| ☐ | Masonry and plaster check sheets
Mortar mix, plumb, line, thickness and curing. | IS 2212, IS 1661 |
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| ☐ | Sump and overhead tank drawings
Designed to hold water, not just to hold weight. | IS 3370 |
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| ☐ | Flood test of terraces, bathrooms and balconies
Photos or video, before tiles go on. | IS 2645 |
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5. BEFORE HANDOVER

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| ☐ | Electrical insulation and earth-resistance readings | IS 732, IS 3043 |
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| ☐ | Plumbing pressure test record
Done before pipes were concealed. | IS 4985, IS 15778, IS 1172 |
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| ☐ | A folder of every report above
You will want it for resale, loans and any future repair. | All |
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Five questions for your first meeting with any builder: Show me a cube test report from a recent slab, and tell me which lab tested it. Show me a steel test certificate from a recent delivery. Which concrete grade is specified for each element? Will I get a soil report before the foundation is designed? Who signs the structural drawings? A builder who works to IS codes answers all five with paper.

Buildryt builds every home to IS codes. Every concrete pour is cube-tested at an NABL-accredited lab, buildryt.com/quality and every report goes into your app. +91 97759 49775