

Residential Footing Inspection Guideline

This guideline is not to be considered an all-inclusive list of required items

Based on the 2018 International Residential Code

Permit is to be posted until project completion. Please keep it dry, accessible and easily seen. (R105.7)

Address number must be minimum 4" high and visible from the road (R319.1)

No mud or water permitted in the footing. The permit holder is responsible for the project and is required to call and cancel the inspection if the inspection cannot be performed (R109.3)

Portable toilet facilities must be provided for construction workers (IPC311.1)

Verify zoning setbacks. Buildings set back less than 3 feet from lot lines or other structures require firewall construction (R302) Note, a zoning variance is required to build within the setback area

Concrete footings are to be continuous solid concrete. Penetrations for pipes through the footing are not permitted (R403.1)

All exterior footings shall be placed minimum 12" below grade, but no less than the local frost depth (R403.1.4)

Footings shall be level; HOG OUTS are not allowed. Bulkheads for stepped footings must be completed. Cold pours are not allowed without professional design

If rebar is installed in the footing, it must be properly installed. Rebar shall not be supported on wood stakes, bricks, blocks, stones. Splices and concrete coverage shall comply with R403.1.3.5 If rebar is installed, it is a required ground electrode and a size 4 AWG copper conductor shall be connected to the rebar inside the footing with a listed clamp and extended to the electrical service. (E3608)

Soil test might be required if soil is questionable. Professional design is required if footing is to be placed on engineered fill. Continuous spread footings are based on a soil bearing capacity of 2000 PSF and shall be sized per Table R403.1. Depth is generally one-half the width. Foundation wall projection cannot be less than 2" and cannot exceed the depth of the footing