

Residential Footing Inspection Guideline

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

items Based on the 2021 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 building setbacks. Buildings walls with a fire separation distance less than 5' may require fire resistant construction. (R302) Note, a zoning variance is required to build within the setback area

Footings are to comply with section R403

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.

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
Reinforcement installed in the buildings' footing can be used as the buildings' grounding electrode system and is to be installed and bonded in accordance with section 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 minimum soil bearing capacity of 1500psf 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