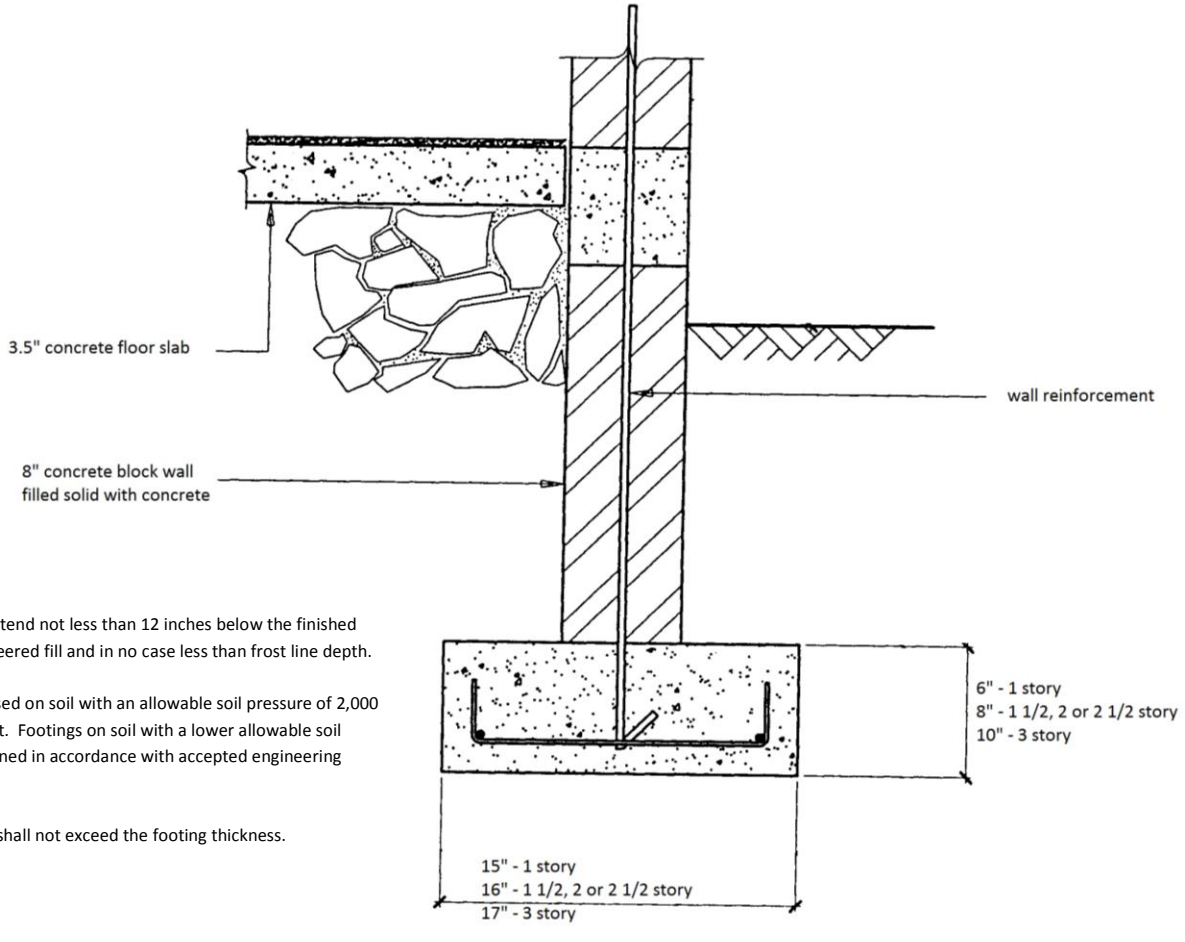
Footings

Footings Required:

All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads and to design the loads to be transferred to the soil. Footings shall be supported on undisturbed natural soils or engineered fill.

Footing Design:

All exterior footings and foundation systems shall extend below the frost line (4") and in no case shall the bottom of the footing be less than 12" below grade. The top surface of the footing shall be level or brought level with masonry units with full mortar joints. The bottom surface of the footing shall not exceed one unit vertical in ten units or it shall not exceed one-foot slope per ten feet. If the footing cannot maintain this requirement, then step down boards are allowed to change the slope.



1. Foundations shall extend not less than 12 inches below the finished natural grade or engineered fill and in no case less than frost line depth.

2. Footing sizes are based on soil with an allowable soil pressure of 2,000 pounds per square foot. Footings on soil with a lower allowable soil pressure shall be designed in accordance with accepted engineering practice.

3. Footing projections shall not exceed the footing thickness.

The above picture shows a typical footing. ***Please note*** that for different levels, or stories, of a house; then the different thickness and width of the footing changes. All footings shall be free of debris and trash, such as dirt, sticks, wood, roots, water and mud.

Other Footings:

Other footings shall be approved by the Planning and Development Department. The following diagrams illustrate the different types of footings and some footings that include slabs. In these drawings, 'w' is the width of the footing depending on the soil under the building. Also note that these drawings show the foundation bolts, or anchor bolts, installed in the slab or foundation walls. These bolts shall be 1/2" bolts, spaced no more than 6' apart, and shall extend a minimum of 7" into the concrete.

Slabs:

Slabs shall be a minimum of 3 1/2" thick. And shall have a wire mesh install in the concrete or use concrete with fiber mixed in with it. If the slab is in a heated area, plastic sheathing shall be used between the slab and ground contact. Also, foam plastic insulation shall be installed around the perimeter of the foundation withi 24" of the outside wall if the slab is to be used in a heated area.