

FOOTING & FOUNDATION INSPECTION

EROSION AND SEDIMENT CONTROL:

The approved site plan will indicate where erosion control measures should be placed. The inspector will confirm that the erosion control is properly installed at inspection. There must be a gravel approach no less than 4" thick of rock, no less than 1 ¼" minus in size. It must be at least the width of the driveway and extend at least 20' from curb. If the approved erosion control measures are not in place at the time of any inspection, the inspection will not take place.

SETBACKS:

FR, SR: Consult a Planner

R1: Front – 25'

Rear – 20'

Sides - 5': sum of the two (2) side yards not to be less than 15' for lots 75' wide or greater, and not be less than 10' for lots less than 75' in width which have alley access.

Street side - 20' for any garage having a driveway from the street side yard with a garage door facing said street side yard, otherwise it is 17'.

R2: Front - 20'

Rear – 20'

Sides - 5': sum of the two (2) side yards no be less than 15' for lots 55' wide or greater, and not be less than 10' for lots less than 55' in width which have alley access.

Street side - 20' for any garage having a driveway from the street side yard with a garage door facing said street side yard, otherwise it is 15'.

R3, R4: Front – 15', or 20' if driveway and garage in front yard.

Rear – 20'

Sides: - 5': sum of the two (2) side yards no be less than 15' for lots 55' wide or greater, and not be less than 10' for lots less than 55' in width. 8' for twin home and townhome exterior side yards, 0' for interior side yards.

Street side - 20' for any garage having a driveway from the street side yard with a garage door facing said street side yard, otherwise it is 13'.

Cul-de-sac, Flag Lots, Irregular and non-conforming lots: Consult a Planner.

The front yard is identified as the portion of a physically addressed parcel adjacent to the street frontage with the rear yard opposite. On corner lots, the street-side is identified as the secondary frontage which does not share the properties street name.

FOOTING SIZE

1 or 2 Floors: 8"X16" minimum

3 Floors: 10"X20" minimum

FOOTING REBAR

No less than two #4 (1/2") rebar's equally spaced horizontally, placed at the bottom one third line of the footing. All splices must be no less than thirty diameters of the rebar (15" for #4) and tied snugly at each end of the splice.

FOUNDATION STEMWALL SIZE

1 Floor not exceeding 48" in height: No less than 6" wide.

1 Floor exceeding 48" in height: No less than 8" wide.

2 Floors up to 96" in height: No less than 8" wide.

Height more than 96" may require engineering. (Almost all basements are 9' and we don't require engineering).

3 Floors: No less than 10" wide

FOUNDATION STEMWALL REBAR

Not exceeding 48" in height: No less than #4 rebar's spaces 24" on center vertically and 24" on center horizontally, (minimum of 2 bars).

Exceeding 48" in height: No less than #4 rebar spaced 18" on center horizontally and vertically.

VENTING

One square foot of venting for every 150 square feet of crawl space area. Most vents are 77 square inches of net free area, therefore it would require two of them to equal one square foot. Vents have to be in place at time of inspection.

HOLD DOWN DEVICES

Most structures require hold down devices. Their location will be noted on the approved plans. They have to be installed at time of inspection.