

BUILDING DEVELOPMENT POLICIES AND PROCEDURES RESIDENTIAL PLAN REVIEW BUILDING

Effective Date: November 1, 2006
Supersedes Policy Dated: N/A
 Issued by: Eric M. Mays. P.E. M

Building Official

Foundations – There are three foundation design options for plan review submission:

3.2.3 Foundations and Brick Ledges

- 1. Use the minimum presumptive soil bearing value of 1,500 psf established in the IRC.
- 2. Use the approved Geotechnical Engineering Report prepared by the Geotechnical Engineer of Record for the project. The Geotechnical Engineering Report with original seal/signature must be submitted with each new building plan submission.
- 3. Design the foundation based on the minimum presumptive soil bearing value of 1,500 psf established in the IRC, then provide a foundation design option based on the actual in-place soil bearing value. The actual in-place soil bearing value shall be documented through the Third Party Building Inspection Certification Program (refer to Policy 1.16).

Foundation Design, Brick Ledges – Brick ledges allowed to recess into the required wall thickness when designed in accordance with the American Concrete Institute (ACI) standard ACI 332-04 or ACI 332-05, and the design details are incorporated into the approved plans. The height of the reduced foundation wall thickness shall not exceed 24 inches.