

PLANNING & DEVELOPMENT DEPARTMENT FOR THE CITY OF EASLEY

Post Office Box 466, 205 North 1st Street, Easley, SC 29641 • Office (864) 855-7908 Fax (864) 855-7951

FOOTING INSPECTION CHECKLIST

No mud or water is allowed in the footing. The builder is responsible for the job and is required to call and cancel the inspection if the inspection cannot be performed due to inclement weather. (R109.3)

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

911 address number must be three inches or larger and plainly visible from the road frontage. (R321.1)

“Port-O’John” toilet facilities must be provided for construction workers. (IPC311.1)

Verify setbacks for your zoning. Building setbacks less than three feet from lot lines or another building require firewall construction. (R302.1) However, a variance must be obtained to build closer to the property line than the setbacks allow.

Remove all vegetation, topsoil, and organic material from the underside of foundation. (R408.4)

All exterior footings shall be placed at least 12 inches below undisturbed soil. Formed footings are only allowed below undisturbed grade plane. (ie.: basements). (R403.1.4)

Footings must be level; “Hog Outs” are not allowed. Bulkheads for stepped footings must be in place at time of inspection. Remove all wood prior to wall construction. “Cold Pours” are not allowed without a design professional. (R403.1.5)

If rebar is used in footing, it must be installed correctly. Wooden grade stakes, red brick chairs, inadequate concrete coverage and improper splice lap ties are not allowed. Rebar is a made grounding electrode and a minimum No. 4 AWG bare copper conductor must be bonded and extended to the electrical system. (R3508)

Soil test may be required if soil is questionable or on engineered fill. Continuous spread footings are sized based on a soil bearing pressure of 2000 psf (Table 401.4.1). Spread footings shall be sized per table 403.1. Depth is generally one-half the minimum width, but projections cannot exceed the depth.

**TABLE R403.1
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS**

	LOAD-BEARING VALUE OF SOIL (PSF)		
	1,500	2,000	3,000
CONVENTIONAL LIGHT-FRAME CONSTRUCTION			
1-STORY	12	12	12
2-STORY	15	12	12
3-STORY	23	17	12
4-INCH BRICK VENEER OVER LIGHT FRAME OR 8-INCH HOLLOW CONCRETE MASONRY			
1-STORY	12	12	12
2-STORY	21	16	12
3-STORY	32	24	16
8-INCH SOLID OR FULLY GROUTED MASONRY			
1-STORY	16	12	12
2-STORY	29	21	14
3-STORY	42	32	21

- a. Where minimum footing width is 12 inches, a single wythe of solid or fully grouted 12 inch nominal concrete masonry units is permitted to be used.

Runoff and sediment control, which would include but not be limited to, silt fences, gravel access for equipment into and out of job site, must be in place. (City of Easley Ordinance)

Courtesy of Planning & Development department, POB 466, 205 North 1st Street, Easley, SC 29641..Office-855-7908...Fax-855-7951

This checklist is in no way to be considered as an all-inclusive checklist.