



Foundations and Brick Ledges

Issued by: *Eric M Mays, P. E.*

Building Official

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

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: Third Party Building Inspection Certification Program](#)).

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.

Attachment/Hyperlinks

- [Policy: Third Party Building Inspection Certification Program](#)