



Village of Four Seasons
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FOOTING & PIER INSPECTION

Building inspection verification points to comply with 2018 IRC.

1. Placement of footing meets setback requirements per zoning ordinance 204.3 (a)(b)(c) and R106.2
2. Footing shall be continuous solid concrete footing per R403.1 R403.1.2 and R404.1.5.3
3. Footing trench to be clean and dry and on undisturbed natural soils per R403.1. R506.2
4. Depth of bottom of footing floor 24" below finish grade up to two stories per R403.1.4.1 and R301.2(1) and 30" 3 stories and above.
5. Drains shall be provided around concrete and masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the top of the footing or below the bottom of the slab and shall discharge by gravity or mechanical means into an approved drainage system per Section R405.
6. Slab on ground with turned down footing, minimum of one #4 bar at the top and bottom of footing per R403.1.3.2,
7. The top surface of footing shall be level, footing shall be stepped where it is necessary per R403.1.5.
8. Width of footing, Depth, forming and trench meets on site foundation plan and R403.1.1.
9. Placement of reinforcement, size and quantity per Figure R403.1.3

10. Reinforcement to be placed on chairs per ACI 318 R7.5.
11. Permanent wood foundation crawl space section support per R403.1(3)
12. Sleeves for water and septic pipes per P2603.4 and ACI-05 R6.3.
13. Connection of electrical bond wiring to reinforcement in footings. Minimum reinforcement #4 rebar, minimum length 20 feet, copper conductor not smaller than 4AWG per E3608.1.2.
14. Final grade shall be sloped per R401.3
15. Subterranean termite protection per R318.1