



# FOOTING INSPECTION PROCESS FOR RESIDENTIAL

**Always obtain a Building permit before commencing Construction**

## **Option #1 – City Inspects Footing**

Schedule 'FOOTING' inspection online or by phone before concrete is poured

- ✓ Trench shall be open and free of debris; Vegetation removed from within footing
- ✓ Steps at elevation changes have been placed
- ✓ Grade stakes placed that mark top of footing,
- ✓ Rebar (minimum of 2 #4's) in footing needs to be at least 3 inches off of trench bottom.
- ✓ Permits posted; Lots marked; Erosion control measures in place; Portable toilet provided; Rock driveway provided; Plot Plan available for review
- ✓ Commercial Residential Construction, Non-Residential Construction, or Monolithic slabs must use Option 1

**<<<Inspection must be approved by COF inspector prior to pouring any concrete>>>**

## **Option #2 – 3<sup>rd</sup> Party Inspection of Footing**

Builders may utilize a State of Tennessee Registered Engineer to perform the footing inspection.

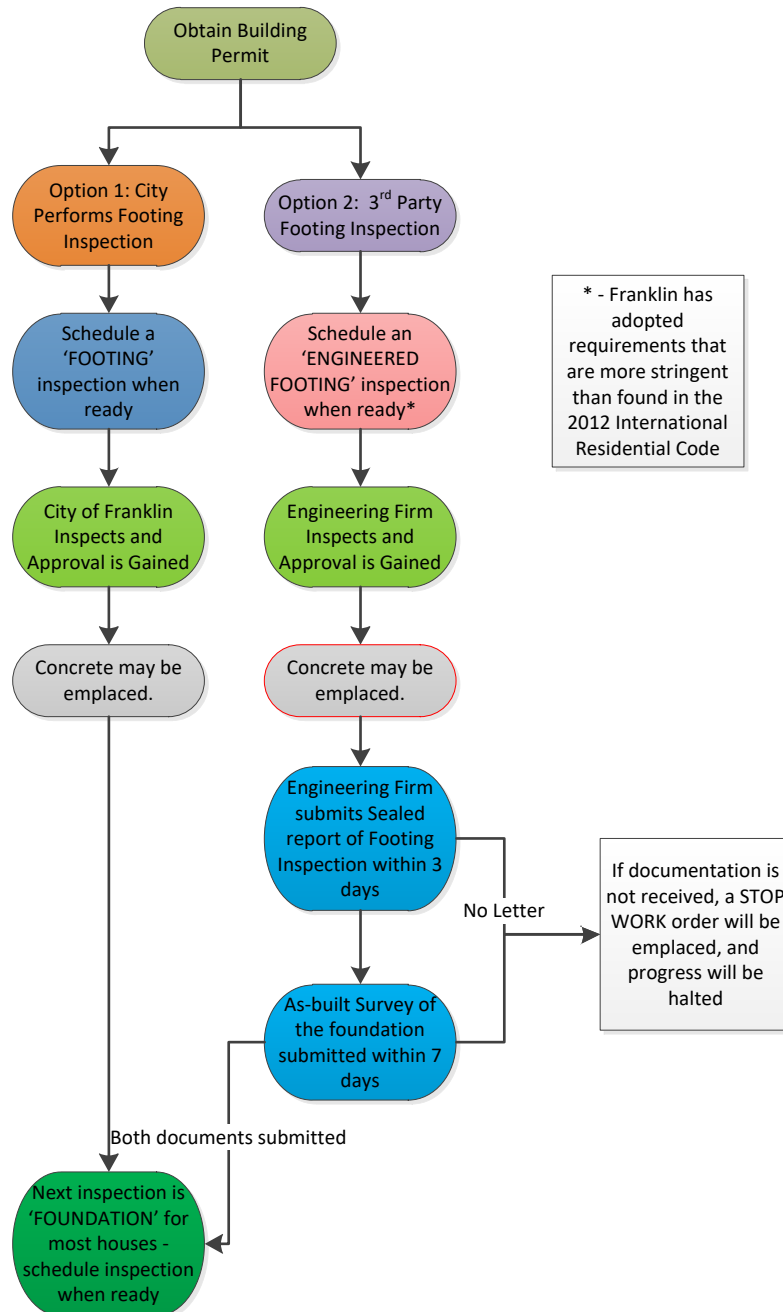
Schedule 'ENGINEERED FOOTING' inspection online or by phone before concrete is poured. Permits posted; Lots marked; Erosion control measures in place; Portable toilet provided; Rock driveway provided; Plot Plan available for review

- ✓ Registered Engineer or Engineer's designee inspects and approves footing prior to placing concrete
- ✓ Registered Engineer provides a sealed, signed, and dated report of the footing inspection within **3 days** of the inspection request.
  - ✓ The letter shall include the permit number and address.
- ✓ Within **7 days** of the inspection, an as-built survey of the foundation must be submitted
  - ✓ Must show building is completely within setback envelope and does not encroach into easements
  - ✓ Include the finished floor elevation on the survey
  - ✓ The report shall include the permit number and conditions specific to the site. Repetitive reports (i.e. same report for multiple sites) will not be accepted.
  - ✓ For additions to single family dwellings where a plot plan prepared by a surveyor has been submitted, the as-built foundation survey is not needed.
- ✓ Send both reports in pdf format to [coffootingcert@franklintn.gov](mailto:coffootingcert@franklintn.gov).

**<<< If the reports are not received in a timely manner, a STOP WORK ORDER will be emplaced>>>**



# NEW SINGLE FAMILY DETACHED DWELLING FOOTING INSPECTION PROCESS



## FAQ Sheet (Frequently Asked Questions)

1. May I use inspection option #2 for a residential monolithic slab?

No, because the plumbing slab rough in and electrical slab rough in inspections need to be done by COF inspectors.

2. May I pour a footing before a permit is issued?

NO. Permits first, THEN construction. Inspection next, THEN concrete.

3. May I pour a footing on a weekend using option #2?

Yes. Construction Hours on Saturday are from 9:00 am thru 6:00 pm. Keep in mind that the inspection must be scheduled and the report is due in 3 days.

4. May I use any engineer that I choose?

No. You must use a State of Tennessee Registered Engineer whose discipline is in structural. Landscape architects, architects, or engineers of other disciplines may not perform the inspections. If you are unsure, feel free to ask the Building Official or consult the Tennessee Board of Architectural Examiners (<http://tn.gov/regboards/ae>)

5. Am I able to use option #2 for commercial residential or non-residential projects?

Contact your Building Inspector for coordination. The special inspection provisions of the IBC allow for some flexibility in this area to have an Engineering firm who continuously monitors the emplacement of structural elements to document and provide certification and would be accepted in lieu of City inspection. The City will still visit the site to ensure quality control of this process.

**\* - NOTE: The City of Franklin has adopted more stringent requirements for footings than are in the IBC or IRC (excerpt below):**

*Footings, which support a single story structure, shall have minimum dimensions of eight (8) inches thickness and 16 inches width. Footings, which support 2-story structures, shall have minimum dimensions of 10 inches thickness and 20 inches width. Footings, which support more than two stories, shall have minimum dimensions of 12 inches thickness and 24 inches width. Footings are to be continuous with a minimum of two (2) courses of ½-inch or greater reinforcing steel installed.*