



FOUNDATION SITE & SOIL

FOUNDATION CONSTRUCTION REQUIREMENTS (Based on IBC 2018)

- Foundation construction must be capable of accommodating all loads and of transmitting the resulting loads to the supporting soil.
- Footings that support footings and foundations must be designed, installed and tested.

DRAWDRAINS (Based on IBC 2018)

- Surface drainage must be diverted to a storm sewer, culvert or other approved point of collection that does not create a hazard.
- Loops must be graded to drain surface water away from foundation walls.
- Grade must fall a rate of 6% within the first 10 ft.

SOIL TESTS (Based on IBC 2018)

- Other quantitative data indicate expansive soils, compressive soils, swelling soils or other questionable soil characteristics. The building official must determine whether to require a soil test.
- In lieu of a complete geotechnical evaluation, assume the values in Table 1803.4.1.

FOUNDATION ELEVATION (Based on IBC 2018)

- On-grade after the top of any exterior foundation must extend above the elevation of the street gutter at point of discharge or the foundation-supported drainage device a rate of 6% plus 6%.
- Alternate elevations are permitted subject to the approval of the building official provided that it can be demonstrated that required allowances for the point of discharge and away from the foundation or grade of all footings on the site.

FOUNDATION TYPES

Applicable to all foundation types.

- All 3 foundation types rely on perimeter footings.
- Creates the finished ground level adjoining the bottom of all exterior walls.

Shallow Grade Foundations

- Used mostly in warm-climates, where footing is close to the ground and the frost line is closer to the surface.
- In this system the footing is shallow and the ground floor is a concrete slab.
- Many state-on-grade systems allow the concrete footing, foundation and slab to be poured at the same time.

Cross Spacers

- Cross Spacers are under floor space that is not a basement.
- Found in all climates not prone to severe temperatures.
- In this system, the insulated wooden ground floor is supported above grade on a foundation wall made of concrete or concrete blocks.

Basements

- Basement: a story that is not a story above grade plane.
- Used in the coldest part of the country, where frost lines insulate deep footings.
- Foundation systems are usually composed of concrete or concrete block foundations walls.
- Drainage and waterproofing are often in basement systems.

SOIL TESTS (Based on IBC 2018)

Type	Description
Clayey sand	Soils that contain significant amounts of clay particles, but have a high percentage of sand and gravel.
Clayey sand	Soils that contain significant amounts of clay particles, but have a high percentage of sand and gravel.
Sand	Soils that contain significant amounts of sand and gravel.

SOIL CLASSIFICATIONS



PERMITTING REQUIREMENTS RELATED TO FOUNDATION AND SOIL TESTS (Based on IBC 2018)

Type of Material	Load-bearing Pressure (lbs./sq.in.)
Coarse-grained soils	10,000
Soil with a liquid limit greater than 4,000	4,000
Sandy gravel, gravelly soils and clayey gravel	10,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (S, SP, SM, SC, SM and CL)	10,000
Clay, sandy, silty, clay, clayey soil, silt and sandy silty soil (CL, CH, CLL, CHH and CH)	10,000

a. When not used as backfill, the backfill material is the ultimate bearing capacity of the soil used as backfill.

b. When the building official determines that factors will result in a bearing capacity of less than 10,000 psi, 10,000 psi of the soil or the ultimate bearing capacity of the backfill by a soils investigation.

PROPERTIES OF SOILS – SOIL CLASSIFICATION SYSTEM (Based on IBC 2018)

Soil Group	Symbol	Soil Description	Strength Characteristics	Point of Maximum Potential	Relative Strength Potential Expression
Group I	GP	Well-graded gravel, gravel and sand mixture, little or no fine	Good	Low	Low
	GP	Poorly graded gravel or gravel and sand mixture, little or no fine	Good	Low	Low
	IS	Well-graded sand, gravelly sand, little or no fine	Good	Low	Low
	IS	Poorly graded sand or gravelly sand, little or no fine	Good	Low	Low
	SP	Silty gravel, gravel and sand mixture	Good	Medium	Low
	SP	Silty sand, sand and silt mixture	Good	Medium	Low
Group II	CL	Clayey gravel, gravel and clay mixture	Medium	Medium	Low
	CL	Clayey sand, sand and clay mixture	Medium	Medium	Low
	ML	Inorganic silt and very fine sand, sand, clay, silt or clayey fine sand or clayey silt with high plasticity	Medium	High	Low
	CH	Inorganic silt or low to medium plasticity gravelly silt, sand, sand and clay, silt and clay	Medium	Medium	Medium
Group III	CH	Inorganic silt of high plasticity, fine clay	Fair	Medium	High
	CH	Inorganic silt, sand and silt or inorganic silt, fine sand or silty sand, silty silt	Fair	High	High
Group IV	CL	Organic silt and organic silty clay of low plasticity	Fair	Medium	Medium
	CH	Organic silt and organic silty clay of low plasticity	Unsatisfactory	Medium	High
	CH	Foul and other highly organic soils	Unsatisfactory	Medium	High

a. The permeation rate for sand is 0.05 in./hr. for medium drainage or 0.1 in./hr. per foot and 0.01 in./hr. for fine drainage.

b. Soil with a low permeability requirement (soil with a permeability less than 10 in./hr. in. with a medium potential expression less than 0.01 in./hr. per foot) with a high potential expression (less than 0.01 in./hr. per foot).

SOIL TYPES (Based on IBC 2018)

Type	Characteristics	Example
Type A	cohesive soils with an unconfined compressive strength of 100 kip per square foot (kip/sq. ft.) or greater.	<ul style="list-style-type: none"> clay, very clay, sandy clay, clay loam very clay loam and sandy clay loam
Type B	cohesive soils with an unconfined compressive strength greater than 100 kip per square foot (kip/sq. ft.)	<ul style="list-style-type: none"> angular gravel, silt, soft sand, granular material with cohesion less than 100 kip/sq. ft. soils that meet the unconfined compressive strength or permeation requirements of Type A soils but are classified as subject to vibration. dry sandstone rock. loamy materials having less than 10% of the material would be classified as Type B soils.
Type C	cohesive soils with an unconfined compressive strength of 100 kip per square foot (kip/sq. ft.) or greater.	<ul style="list-style-type: none"> granular soils such as gravel, sand and sandy sand, alluvium sand, well-drained gravelly sand or sandy gravel and unconsolidated materials that are not classified as Type B soils. material in a dredged, dumped, backfilled or deposited area that contains no fine sand (less than 0.06 in.)

Irc Study Guide

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Building Code Basics - Residential Stephen A. Van Note, 2009 Building Code Basics Series 2006 International Residential Code is the first in the new Building Code Basics series a series dedicated to presenting high quality practical building code information in an organized user friendly format This straightforward focused approach introduces code requirements with non threatening non code language allowing readers to gain confidence in their understanding of the material Code references are also included and when paired with these non technical explanations they are a valuable addition to the book s resources This book focuses on the basics of the residential code with topic coverage that corresponds to the order of construction beginning with sitework and foundations and ending with the fire and life safety and environmental requirements of the finished building Technically accurate and easy to understand this is the perfect resource for beginning inspectors

2018 International Residential Code Study Companion Icc, 2018 **B1 Residential**

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Belhar Confession Mary-Anne Plaatjies-Van Huffel, 2017-12-12 e The subject of the Belhar Confession is an academic one which has enjoyed international attention with congregations in the West having adopted it as one of their confessions for use The content of this book is aimed chiefly at a scholarly community with ample knowledge of confessional documents and is a contribution on the subject of the Belhar Confession The current challenges to the church and theology are discussed Racism is one issue that poses an increasingly huge challenge to South Africa today The book demonstrates what needs to be done extra to deal with the scourge of racism that seems to have percolated through virtually all aspects of our existence and particularly the church today in South Africa e Prof Rothney Tshaka University of South Africa **Exempt**

Organization Training Program United States. Internal Revenue Service,1978 **A Selective Guide to Materials for Mental Health and Family Life Education** Mental Health Materials Center (U.S.),1972 A compilation of IRC recommends bulletins arranged alphabetically under 21 subject categories Includes audiovisuals plays books pamphlets Each bulletin describes one item giving bibliographic data summary evaluation audience use and order information Title index *Catalog of Copyright Entries. Third Series* Library of Congress. Copyright Office,1958 Includes Part 1 Number 1 2 Books and Pamphlets Including Serials and Contributions to Periodicals January December **Computerworld** ,1983-01-31 For more than 40 years Computerworld has been the leading source of technology news and information for IT influencers worldwide Computerworld s award winning Web site Computerworld com twice monthly publication focused conference series and custom research form the hub of the world s largest global IT media network **Proceedings** American Law Institute,1999

IRS Practice & Policy ,1990 **Distilled Code** Andrew Ulmer,2021-04-25 A Road Map to the 2018 IRC Passing the Residential Contractors Exam G13 This guide was written for people now faced with taking this brutal test covering roughly 500 pages of code The Primer will help prioritize your study time and provide tips on how to efficiently take the test Good test taking skills alone will go a long way towards passing Critical sections of the IRC have been translated into everyday English Distilled Code moves through the IRC from the perspective of the test writer When you read a code section you should know what kind of questions could be asked and how to mark the codebook up to quickly locate answers This book provides background and context for the code The primer delivers the brief clear and memorable discussion that anyone faced with this exam needs **Books and Pamphlets, Including Serials and Contributions to Periodicals** Library of Congress. Copyright Office,1968 **ALI-ABA ... Annual Report** American Law Institute-American Bar Association Committee on Continuing Professional Education,1997 **Annual Meeting, Proceedings** American Law Institute,1998 **Catalogue of**

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