



Community Development Department
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Foundation Work Information

The following items must be provided and/or shown on the three sets of plans that are submitted.

This handout can be used for new foundation work, repair to existing foundation, and foundation earthquake retrofit. This is a comprehensive (but not complete) list of items to be shown on plans. All other code compliance items will be reviewed at time of plan check and during construction by the field inspectors.

1. Provide a completed and signed permit application
2. Provide three (3) sets of plans showing proposed work
3. Provide scale on all plan sheets
4. Provide project address on all plan sheets
5. Provide wet signature of person responsible for plans on all plan sheets
6. Provide floor/foundation plan showing:
 - a. Shape of floor/foundation
 - b. Location of all work
 - c. Provide references to details, i.e. detail bubbles
 - d. Location and size of foundation vents
 - e. Location and size of underfloor access
 - f. Provide positive drainage for underfloor area. Foundation walls shall have a 3-inch (minimum) diameter through wall pipe to conduct underfloor water to the outside of the building. Grade level in underfloor areas shall not be lower than exterior grade unless adequate drainage to a positive outfall is provided. Where any water will collect in the underfloor area, an approved drainage system shall be provided.
7. Provide a perimeter foundation detail showing:
 - a. Shape of foundation and stem wall
 - b. Depth of foundation below grade
 - c. Depth of footing
 - d. Width of foundation
 - e. Width of stem wall
 - f. Height of stem wall above grade
 - g. Location and size of rebar
 - h. Size and spacing of anchor bolts. Show embedment depth
 - i. Clearance between earth and wood
 - j. Detail pony/cripple wall
 - k. Grade and species of all lumber
8. Provide an interior foundation/pier detail showing:
 - a. Concrete footing required to support load. Typically 16"x16"x8" deep when used in a 4"x6" grid and supporting only one floor
 - b. Precast pier block (typical) or post base
 - c. Foundation grade redwood or pressure treated Douglas fir post. Specify size of post and connections to girder and foundation

- d. Dimension height of girder and floor joist above earth. Provide a minimum clearance of 12" to the girder and 18" to the floor joist
9. Show/detail all additional work, i.e. stairs, porch, decks, girders, joist, plumbing, mechanical and electrical work
10. Show all new exterior finish material, if any, or add note to plans "All exterior wall finish material to match the existing."
11. If the new foundation will raise the height of the house, show new height of the house. A note can be added to the plans stating, "Height of house to remain the same," or "Height of house to be raised _____ inches."
12. If the work you propose to do is "Earthquake Retrofit," the Building Division has three (3) reference guides for your use. These guides are to help you strengthen your home against the damaging effects of an earthquake. Earthquake strengthening may make you safer in an earthquake by reducing damage to your home, but it cannot guarantee complete safety from natural dangers. The following guides are available at the Building Division office: **An Ounce of Prevention** by California Governor's Office of Emergency Services and the Federal Emergency Management Agency; **Bolt It Down** by International Conference of Building Officials; and **Prescriptive Seismic Strengthening Plan for Wood Frame Residential Structures** by Simpson Strong Tie. Note these are reference guides and we disclaim any liability for any injury or damage arising out of work performed by you. We cannot guarantee how well your house will withstand the effects of an earthquake.
13. Note that all construction shall conform to the 2001 California Building, Plumbing, Mechanical and Electrical Codes based on the 1997 UBC, 2000 UPC (by I.A.P.M.O.), 2000 UMC, and the 1999 NEC.

Attached to this handout, you will find additional sheets containing foundation design criteria, floor framing criteria and sample drawings. The sample drawings are provided for reference only and are not to be used as your drawings.