

Elkhart County Planning & Development

Public Services Building | 4230 Elkhart Road, Goshen, Indiana 46526
 Phone: 574-875-3335 | Fax: 574-875-3308
 www.elkhartcountyindiana.com

REQUIREMENTS FOR FOOTINGS

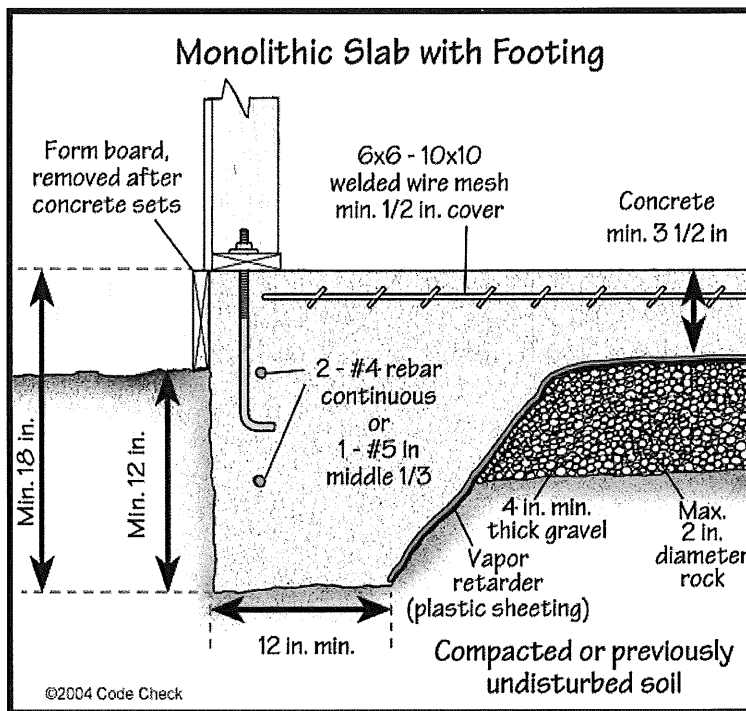
All Detached Garages, Detached Carports, or Accessory Structures 200 square feet and over will require a permanent footing per Table R309. (675 IAC 14-4.3-26)

TABLE R309
DETACHED GRAGAES, DETACHED CARPORTS, OR ACCESSORY STRUCTURES

CONSTRUCTION REQUIREMENTS	Portable 200 Square Feet Maximum	Monolithic Footings 721 Square Feet Maximum	Structures with Conventional Foundation
Footings and Foundations	No Requirements	8" W x 18" D* or 12" W x 12" D*	Indiana Residential Code
Maximum Number of Stories	1	1**	3

* 6 x 6 - W2.9 x W2.9 welded wire fabric or equivalent is required when monolithic slab footing is used.

** One story unless otherwise approved by the Building Official.



R403.1 General. (675 IAC 14-4.3-54) All exterior walls shall be supported on solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill.

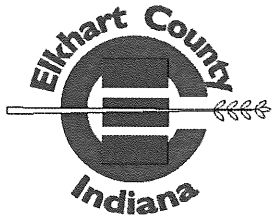
R403.1.1 Minimum size. (675 IAC 14-4.3-55) Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least 6 inches in thickness. Footing projections, P, shall be at least 2 inches and shall not exceed the thickness of the footing. The minimum size of footings supporting piers and columns shall be in accordance with TABLE R403.2. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

R403.1.8 (675 IAC 14-4.3-65) Foundations on expansive soils. Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with the Indiana Building Code (675 IAC 13).

Exception: Slab-on-ground and other foundation systems which have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the Building Official.

R404.1.3 Design required. A design in accordance with accepted engineering practice shall be provided for concrete or masonry foundation walls when any of the following conditions exist:

1. Walls are subject to hydrostatic pressure from groundwater.
2. Walls supporting more than 48 inches of unbalanced backfill that do not have permanent lateral support at the top and bottom.



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ATTACHED TO STRUCTURE:

1'-0" wide minimum by 3'-0" deep minimum.

DETACHED STRUCTURE:

Up to 720 square feet - 1'-0" wide minimum by 1'-0" deep minimum.

721 square feet and up - 1'-0" wide minimum by 3'-0" deep minimum.

