



## Marion County Public Works

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## Building Inspection

### Policy & Procedure

#### No. 102

P&P 102

Adopted: June 10, 1996

Rescinded: February 6, 2012

The foundation wall requirements based on stories has been deleted from the Oregon Residential Specialty Code – This policy is not longer necessary and has been rescinded.

## MINIMUM FOUNDATION SIZES FOR POST & BEAM FLOORS AND SLABS ON GRADE

### Question:

When adding a second floor to an existing dwelling, what size concrete or masonry foundation is required under a load bearing stud wall in residential construction?

### Background:

This Policy & Procedure is written to bring the existing Procedure No. 96-5 into the current format.

Section R403.1.1 of the 2008 Oregon Residential Specialty Code states in part, “Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1 (1).” This section continues by prescribing the minimum width of foundation walls based on the number of floors supported.

Table R403.1, footnote “a” states, “Footings supporting foundations may support a roof in addition to the stipulated number of floors. Footings supporting roofs only shall be as required for supporting one floor.”

When determining the number of floors supported, is a post & beam floor to be considered supported by the foundation wall (and footing)? Is a concrete garage slab supported by the foundation wall (and footing)? Does a post & beam floor transfer enough load to the perimeter foundation to really matter?

### Ruling:

For an added second story to an existing dwelling, when determining the number of floors supported by the foundation wall and footing, a post & beam floor system or a slab floor on grade will not be considered supported by the foundation wall and footing for the purposes of determining the minimum size required by section R403.1.1 and Table R403.1.