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Building Inspection Division**

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**Building Inspection Policy
& Procedure
No. 102**

P&P 102

Adopted: June 10, 1996
Last Reviewed: April 12, 2018

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

Question:

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

Background:

Section R403.1.1 of the 2017 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) or R403.1.3 as applicable.” 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 footing? Is a concrete garage slab supported by the footing? Does a post & beam floor transfer enough load to the perimeter footing to be considered as supporting a floor?

Ruling:

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

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