

Bulletin No. 18-05

Footing and Foundation Inspections

Overview of for footing and foundation inspections

Purpose

To inform owners and contractors of city regulations pertaining to footing and form inspections for simple and complex projects.

Background

Increased infill, steep lot, and phased construction development, has triggered changes to footing and foundation inspections requirements. Under Building Bylaw No. 2021-21, additional measures related to geotechnical, structural, and survey requirements have been placed to reduce negative impacts to neighbouring properties. This should also avoid costly mistakes and delays due to the misplacement of building foundations, as well as other structures, such as pools, and retaining walls.

Unsafe conditions related to infill excavations and job site housekeeping have created considerable issues for the City infrastructure and neighbouring properties. This is why it is critical to review your project with neighbouring properties owners and your Building Official prior to commencing new construction.

References

- [Survey Requirements Building Bulletin](#)

Implementation – Effective Immediately

Simple Buildings and Structures (Retaining Walls, Pools, etc.)

Owner/Agents must not place concrete for footings and foundation (including pools and retaining walls) prior to the footing or foundation inspection. The following is the typical sequence of events:

- a. Owner/agent shall schedule a building inspection as per the Building Bylaw and as outlined on the signed permit condition letter,
- b. A forms survey shall be provided as required by the Building Official for all above grade foundations or as pre-determined for footings, (refer to permit condition letter and drawings)
- c. Where there is a Registered Professional involved (Geotechnical and/or Structural), field reviews must be provided to ensure a sequence of confirmation from geotechnical and/or structural sign-off. All deficiencies noted must be corrected **prior** to arranging a City inspection.

Complex Buildings

Typically, complex buildings do not require mandatory inspections where the city is relying on the registered professionals of record to ensure field reviews are completed as per the Letters of Assurance provided. However, the City will require the Certified Registered Professional (CRP)/Agent to arrange for a site inspection prior to the first footing pour to confirm the sequencing of registered professional reviews, site conditions related to adjacent properties, and confirmation of the building/structure location.

- a. Where the Building Official determines that further clarification is required to confirm a geotechnical or structural concern, the official will notify the CRP/Agent in writing for clarification and a response resolving the issue will be required prior to pouring of concrete.
- b. A forms survey shall be provided as required by the Building Official for all above grade foundations or as pre-determined for footings. Planning department approval of this survey will be required prior to pouring concrete.

Please refer to the Survey Requirements Building Bulletin.

A Building Official will not enter an excavation that they deem unsafe or does not meet WorkSafe BC standards. Also the Building Official may request additional clarification at the time of inspection if they identify concerns regarding slope instability, soft bearing, compacted fill, organics, high water tables, or cold weather conditions.

Review Timelines

Please allow the City time to verify the submitted documentation prior to conducting an above grade foundation/form site inspection. This includes obtaining a site visit and any field reviews from your Engineer(s) and/or Surveys from a BC Land Surveyor. Projects involving Planning department input, such as multi-family, commercial or part of a Development Variance Permit may take up to 72 hours to process siting and/or height verifications.

An Owner/Agent that proceeds with concrete placement prior to staff review is doing so at their own risk, and will be required to correct any improperly placed work. Corrections may entail rebuilding to correct configuration/design, obtaining Development Variance Permits (DVP), or Board of Variance (BOV), approval with corresponding permit revisions, which may result in significant costs and/or delays.

Have questions? We're here to help. Please contact the Building Department at 250-490-2501 or buildinginfo@penticton.ca for further information.
