

Residential Footing Inspection Policy FAQs

All residential footing inspections that are performed by private inspection agencies shall be filed using the [Residential Footing Inspection Report form](#). The following are typical questions and answers that the Department of Building Construction & Inspections has compiled concerning Third Party footing inspection policies, procedures and the use of the inspection form.

1. Does the policy apply to residential additions, decks, porches, detached garages and detached sheds?

The policy applies to all residential footing inspections that are performed by approved inspection agencies for all dwellings constructed in accordance with the Virginia Residential Code including attached decks, porches and additions. The policy does not apply to detached accessory structures such as garages and sheds.

2. Does the policy apply to apartments, condominiums and townhouses?

The policy applies to all dwellings that are constructed in accordance with the Virginia Residential Code.

3. Why must registered design professionals (RDPs) attend an orientation session *prior* to being accepted as an approved inspector/inspection agency?

An RDP must attend the orientation session to ensure that they understand the Building Inspections Department's expectations for conducting footing inspections in accordance with Virginia Uniform Statewide Building Code (VUSBC) and applicable policies and procedures. The orientation session is approximately one (1) hour in length.

4. Does approval extend to a company that employs several design professionals?

The approval is limited to the specific registered design professional (RDP) who has completed the required orientation session and does not extend to a company. An RDP may schedule an orientation session by calling the Department of Building Construction & Inspections at (804) 501-4374. We will make every attempt to accommodate requests for specific times. The orientation session is approximately one (1) hour in duration.

5. How can I schedule an orientation session to become an approved inspection agency?

An orientation session can be scheduled by calling the Department of Building Construction & Inspections at 804-501-4374. Orientation sessions will be scheduled upon request and are approximately one (1) hour in duration. The registered design professional must provide their Virginia registration number as issued by the Virginia Board for Architects, Professional Engineers, Land Surveyors, Certified Interior Designers, and Landscape Architects (APELSCIDLA).

Residential Footing Inspection Policy FAQs

6. Why must the approved inspection agency notify the Department of Building Construction and Inspections *prior* to performing a residential footing inspection?

The Department of Building Construction and Inspections is responsible for confirming the reliability of the approved agencies. We will fulfill this responsibility by monitoring on-site inspections and reviewing the footing inspection reports filed by the approved agencies. The department must be notified of the footing inspection to allow for on-site monitoring. For instructions on how to schedule and report on footing inspections go to [Third Party Inspection requests and reporting procedures](#).

7. How will the Henrico County building inspectors monitor the inspections performed by approved inspection agencies?

Henrico County building inspectors will randomly audit the approved agencies' on-site inspections. Inspectors will review footing inspection requests daily, confirm those that are scheduled to be made by the approved inspection agencies and determine whether an on-site visit can be conducted based on the day's workload. The inspector will visit the selected site to verify that the footing inspection is performed in accordance with the published policies and procedures. All approved inspection agencies that file footing inspection reports will be subject to on-site monitoring.

8. Has the County established a minimum turnaround time for filing a footing inspection report?

There is no minimum turnaround time for filing an inspection report. A foundation inspection shall not be performed *prior* to the approval of the footing inspection report. The restriction from performing a foundation inspection *prior* to a footing approval applies to both the approved agencies and Henrico County building inspectors.

9. Can the approved agency modify the original approved footing to accommodate revisions to the layout or design of the proposed structure (e.g. relocation of interior walls or beams, addition of porches, sunrooms, or decks, etc.)?

Footing modifications that result from revisions to the layout of the proposed dwelling must be approved *prior* to construction. Modified plan revisions and footing designs must be reviewed and approved by our plan review staff *prior* to conducting a Third-Party Footing inspection.

10. Can the approved inspection agency modify the footing design shown on the approved construction plans, and authorize placement of concrete, without obtaining *prior* approval from Henrico County?

Footings can be modified, and concrete placement authorized, under limited conditions. The modification of the footing cannot involve a revised layout for the proposed dwelling

Residential Footing Inspection Policy FAQs

(e.g. relocation of walls or beams; porch, deck or sunroom additions, etc.). The modified footing must be designed and inspected by a Virginia registered design professional. The modified footing design and the footing report are subject to review and approval by Henrico County. Qualified inspectors are not permitted to inspect modified footings unless Henrico County has approved the modifications *prior* to performing the work.

11. [The Residential Footing Inspection Report Form](#) requires certification declaring that the footings conform to the requirements of the Virginia Uniform Statewide Building Code (VUSBC). Is the approved agency responsible for confirming that the concrete placed in the footing complies with the minimum compressive strength requirements of the VUSBC?

The policy and reporting are limited to confirming footing dimensions and soil conditions and does not require the approved agency to verify concrete compressive strength or quality of concrete installed.

12. A Henrico County building inspector rejected a footing because it was not complete upon arrival at the site to perform the inspection. Concrete is already scheduled to be delivered and the contractor wants an approved inspection agency to perform the footing inspection. Is the approved inspection agency still required to notify the County *prior* to performing the inspection? If so, how can this be done without interrupting the contractor's schedule?

The approved inspection agency is responsible for providing notification *prior* to performing any residential footing inspection. ***Failure to provide this notification may result in the disqualification of the approved inspection agency.*** To avoid interruption in construction the registered design professional (RDP) must call the inspector and confirm the scheduled time of their inspection.

13. Does the policy apply to footing inspections that have been rejected by a Henrico building inspector, or to footing repairs designed by a registered design professional?

The policy does not apply to items that have been specifically rejected by a Henrico County building inspector. The inspection of items previously rejected by Henrico County are subject to the Third-Party Inspections policy. For example, the residential footing inspection policy does not apply to an approved inspection agency report that confirms the adequacy of bearing capacity for soils that were rejected by a previous Henrico County inspection. The policy also does not apply to a footing repair that has been designed and inspected by a registered design professional. Note: Qualified inspectors are not permitted to inspect footing repairs unless Henrico County has approved the modifications *prior* to performing the repair work.

Residential Footing Inspection Policy FAQs

14. Can the Henrico County inspector reject a footing or a footing inspection report that has been submitted by an approved agency?

Yes, the Henrico County building inspector is required to reject the footing audit performed by an approved agency if an on-site inspection identifies a violation of the Virginia Uniform Statewide Building Code (VUSBC). The inspector is also required to reject any footing inspection report that does not comply with the approved plans, soil report, published policies and procedures.

15. What will happen if the approved agency forgets to notify the County *prior* to performing the footing inspection?

The approved inspection agency may be disqualified, and footing inspection reports will not be accepted from disqualified registered design professionals (RDP). The Department of Building Construction and Inspections will conduct a site visit to evaluate the existing site conditions against the footing inspection report and the approved permit application. Borings shall be made adjacent to specified locations along the footing to confirm footing depth and soil conditions as noted on the report. Any identified discrepancies will result in rejection of the footing.

16. What happens when an approved inspection agency is disqualified by the Henrico County Department of Building Construction & Inspections?

The Department of Building Construction and Inspections will not accept inspection reports from disqualified agencies. The substance of the policy infraction will determine the conditions of the disqualification. ***Disqualification may result in the County's refusal to accept any future inspection reports of any type from the disqualified agency.*** The basis for any disqualification may also result in Henrico County filing a formal complaint with the Virginia Board for Architects, Professional Engineers, Land Surveyors, Certified Interior Designers, and Landscape Architects (APELSCIDLA) for further review.

17. Can a disqualified inspection agency be reinstated as an approved inspection agency?

Reinstatement will be considered based on the substance of the disqualification and any remedial actions implemented by the inspection agency.