

NORTHAMPTON COUNTY



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Shrink – Swell Soils Footings Policy

The State of Virginia has identified soils in the Northampton County area as potential shrink-swell soils. All continuous footings must have a minimum of 2 runs of #4 or larger re-bar placed in the lower half of the footing. Continuous footings wider than 16 inches must have one run of re-bar for every 8 inches (or portion thereof) of footing width. Persons wishing to place continuous footings without re-bar must submit a sealed report from a Va. Licensed soils engineer, stating that the footings are adequate to support the structure without re-bar, and that shrink-swell soils will not adversely affect the structure. The minimum thickness of non-engineered continuous footings is 8 inches of concrete, with a minimum 28 day strength of 2500 PSF.

The minimum size of isolated pier footings supporting structural loads is 16 inches by 16 inches, 8 inches thick, or a 16 inch round hole, with at least 8 inches of concrete placed into the hole.

The bottoms of all footings must be at least 12 inches below final grade, founded upon firm soils.