

**Culpeper County
Building Department**

302 N. Main Street • Culpeper, VA 22701
P:(540) 727-3405 • BuildingGeneral@CulpeperCounty.gov



Policies and Procedures

Subject: Residential Attached Garage Slabs

Effective: 09/06/2023

Revised: _____

Approval by: _____

DocuSigned by:

Robert P. Orr

B03266C9A3AC476

I. Purpose

This policy documents the installation of backfill material, whether earth or crushed gravel, against the house foundation wall adjacent to the attached garage during the period between the first "Failed" inspection without the first floor diaphragm installed.

II. Scope

This policy applies to all one- and two- family dwellings built on full basements constructed of poured in place concrete, CMU block, PT wood and Pre-Cast concrete. This policy does not apply to crawl space foundations with balanced fill.

III. Background

In accordance with R404.1.7 Backfill placement.

Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.
Exception: Bracing is not required for walls supporting less than 4 feet (1219 mm) of unbalanced backfill.

Due to contractor concerns regarding open trenches being traversed by workers, there has been a desire to prep and pour the garage slab at the same time as the basement slab to provide a safer walking surface and increased concrete installation efficiency. In order to accomplish this, the garage area must be completely backfilled rather than backfilling only to the code permitted exception of 4 feet.

Although this method has not been approved by this department, it has been practiced by the contracting community for many years. When this practice has been completed, the only resolution for R404.1.7 compliance is the removal of the excess backfill material installed. This action could cause damage to the damp-proofing and possibly the wall itself.

IV. Policy

All building inspectors, county employed and approved third-party firms **shall** note on the garage slab prep inspection report the presence or absence of the basement wall diaphragm. There has been a check box provided to the Civicgov program for this inspection.

V. Summary

This policy does not encourage or condone this practice and it is understood that the contractor/responsible party operates at their own risk.