

HUMBOLDT COUNTY BUILDING DEPARTMENT
 CITY OF WINNEMUCCA BUILDING DEPARTMENT
 FOUNDATION DETAIL FOR ONE AND TWO FAMILY
 CONSTRUCTION 2018 INTERNATIONAL RESIDENTIAL CODE

1. Plates, sills or sleepers on concrete or masonry which is in direct contact with earth shall be treated wood. R317.1 & R318.
2. Foundations supporting wood shall extend at least 6" above the adjacent finished grade. R317.1(5)
3. Foundation plates or sill shall be bolted to the foundation or foundation wall with not less than 1/2" bolts embedded at least 7" into concrete and spaced not more than 6' apart (2-story anchor bolts shall be placed 4' apart). There shall be a min. of (2) bolts per piece with one bolt located with 12" of each end of each piece. A min. of 0.229"x3"x3" thick plate washer shall be used on each bolt. A properly sized nut shall be tightened on each bolt to plate. Anchor bolts shall not be countersunk in the sill plate. R403.1.6
4. Min. of (1) #4 bar shall be installed within 12" of the top of the stemwall and (1) #4 rebar located 3" to 4" from the bottom of the footing. (R403.1.3.1). Monolithic foundations shall have a min. of (1) #4 rebar at the top and bottom. Where slab is not cast monolithically with footing #3 or larger vertical dowels with standard hooks on each end shall be provided. All rebar shall be supported. R403.1.3.3
5. 1/2" diameter rebar @ 48" o.c. The vertical bar shall extend 3" clear of bottom of the footing have a standard hook & extend a min. of 14" into the stemwall. Masonry walls shall be solidly grouted. R403.1.3.1
6. Footings & foundation shall extend below frost line and be continuous. R403.1.2 & R403.1.4.1 Footing shall be continuous under garage door openings. Accessory structures 600 sq ft or less with max. 10' eave height shall not be required to have frost protected footings. Min. depth of such footings shall be 12". R403.1.4.1, Exception 1
7. All exterior footings shall be placed at least 12" below undisturbed ground surfaces. R403.1.4
8. Rebar shall not be bent with heat (IBC Section 1907.3.1) When lapping rebar the lap shall be a min. of 20" for #4 rebar.
9. The grade away from foundation wall shall fall min. of 6" in the first 10'. R401.3
10. Underfloor areas shall be ventilated by openings of 1 sf/150 sf of floor area. With Class I vapor retarder the min. net area of ventilation openings shall not be less than 1/1500. Openings shall be provided within 3' of each corner. Close with 1/4" mesh. R408.1 & R408.2
11. Provide an 18"x24" foundation crawl space access. Access shall not be located under door to the residence. R408.4
12. Hold down devices are required where there is less than 4' from a corner or an opening or if the wall requires intermediate bracing and there are openings at the intermediate bracing area. Each panel end stud shall have a hold down device fastened to the foundation. Engineered hold down system is required if there is less than 2'8".
13. All vertical reinforcement and seismic hardware shall be in place at the time of footing inspection.

