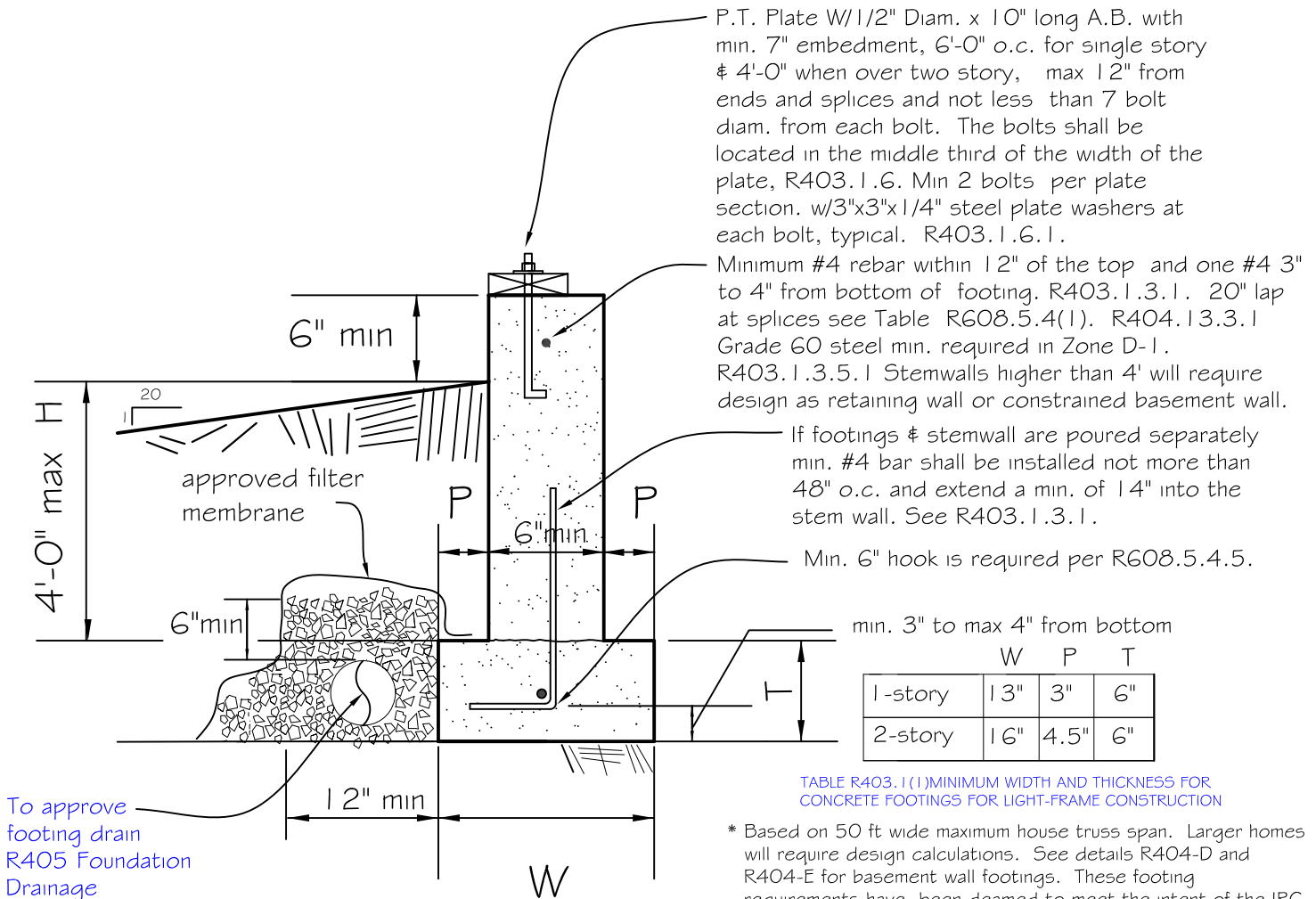


Southwest Washington Chapter of ICC

This construction detail is illustrative of the minimum standard of construction based upon the 2021 IRC / WAC 51-51

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Note:

1. Grade surface water away from foundations a min. 6" within the first 10' or drains or swales shall be constructed to insure drainage away from the structure. R401.3 Exception.
2. Anchor bolt space for buildings over 2-stories in height shall be 48" o.c.
3. Footing projection (P) min. 2" with a total W must be min. 12". P shall not exceed footing thickness.
4. Concrete cover required for rebar- exposed to earth 3", exposed to weather 1-1/2" and concrete not exposed to weather 3/4". ACI318-11 Section 7.7.
5. Maximum 4'-0" high stemwall with no surcharge permitted (IRC 404.1.3.2.2). See basement wall detail for higher stemwalls.
6. Install all holdown anchor bolts and straps prior to inspection per manufacturer's requirements.
7. Design based on 1500#/ft soil bearing capacity. See Table R403.1(1) & 25psf snow load. Minimum footing width (W) is 12" and minimum footing thickness (T) is 6".
8. 6" clearance from ground require or 2" from concrete slab. IRC Section R 317.