

Summary of Prescriptive Requirements

STRENGTHENING REQUIREMENTS section A304 continued

A304.1.4 Floor joists parallel to foundations. Where existing floor joists are parallel to the perimeter foundations, the end joist shall be located over the foundation and, except for required ventilation openings, shall be continuous and in continuous contact with the foundation sill plate or the top plate of the cripple wall. Existing connections may be used, as long as they do not interfere with the foundation sill plate or the top plate of the cripple wall. Existing connections may be used, as long as they do not interfere with the foundation sill plate or the top plate of the cripple wall. Existing connections may be used, as long as they do not interfere with the foundation sill plate or the top plate of the cripple wall.

buildings. In multistory

inches apart. If this minimum bottom edge connection is not present or cannot be verified, a supplemental connection installed as shown in Detail 11, Detail 12 or Detail

- A304.1.2 FOUNDATIONS.** A304.2.1 New perimeter foundations shall be provided for the structural weaknesses noted in Items 1 and 2 of Section A303. Subsequent investigations or geotechnical studies are not required for this work unless indicated in a special study zone as designated by the jurisdiction or other public agency.

masonry foundations ;

determine existing foundation material strengths shall be submitted to the Enforcing

Exception: In lieu of testing existing foundations to determine material strengths, and where approved by the Enforcing Agency, a new nonpenetrator

be used to resist lateral forces from perimeter walls. A registered design professional shall confirm the ability of the existing diaphragm to transfer

A304.2.3 Details for r

construction materials shall comply with the requirements of the building code. Where approved by the Enforcing Agency, the existing clearance between existing floor joists girders and existing grade below the floor need not comply with the building code.

Exception: Where designed by a registered design professional and approved by the Enforcing Agency, partial perimeter foundations may be used in lieu

AS304.2.4 New Concrete foundations. New concrete foundations shall have a minimum

A304.2.5 New hollow-unit masonry foundations. New hollow-unit masonry foundations shall be 2,000 pounds per square inch or 20 bags.

pointers per square inch; mortar shall be type M or S.

A30+ 3 FOUNDATION SILL PLATE ANCHORAGE

[illegible]

A304.3.2 Placement of

than 9 inches, from the ends of sill plates and shall be placed in the center of the stud space closest to the required spacing. New sill plates may be installed in pieces

- gates, anchors shall be spaced along the sill plate as specified with Table A3-B. For other lengths of sill plates, anchor placement shall be accordance with Table A3-B.
- Interference:** Where physical obstructions such as fire pipes, plumbing or heating ducts interfere with the placement of an anchor, the anchor shall be placed as close to the obstruction as possible, but not less than 9 inches from the end of the plate. Center-to-center spacing of the anchors shall be reduced as necessary to provide a minimum of 12 inches between anchors. The maximum length of wall, Center-to-center spacing shall not be less than 12 inches.
- A304.3.3 New Perimeter Foundations:** Sill Plates for new perimeter foundations shall be anchored in accordance with Table A3-A and as shown in Detail 1 and Detail 2.
- A304.4 CRIPPLE WALL BRACING**
- A304.4.1 General:** Exterior cripple walls not exceeding 4 feet in height shall be permitted to be braced in accordance with Section A303.2.5.
- A304.4.2:** Cripple walls over 4 feet in height require analysis by a registered design

A304.4.1.1 Sheathing installation requirements. Wood structural panel sheathing shall not be less than $\frac{5}{8}$ inch thick and shall be installed in accordance with Figure A3-5 or

- nails spaced 4 inches on center at all edges and 12 inches on center at each intermediate support with not less than two nails for each stud. Nails shall be driven so that their heads are flush with the surface of the sheathing and shall penetrate the

shall be located within

Vertical joints at adjoining pieces of wood structural panels shall be centered on studs.

A304.4.2 Distribution and amount of bracing. See Table A3-A and Example 1 and Example 2 for the distribution and amount of bracing required for each wall line. Eave braced rafter length must be at least two times the height of the cripples stud. Where the minimum amount of bracing prescribed in Table A3-A cannot be installed along a wall line, the bracing must be designed in accordance with Section A301.3.

- Exception: Where physical obstructions such as fireplaces, plumbing or heating ducts interfere with the placement of cripple wall bracing, the bracing shall then be placed as close to the obstruction as possible. The total amount of bracing required shall not be reduced because of obstructions.

exterior flashings around stud spaces must be vented. Adequate ventilation and exterior flashings around stud spaces must be provided by drilling one 1/32-inch diameter round hole through the sheathing, evenly centered between each stud at the top and bottom of the cripple wall. Such holes should be spaced a minimum of 16 inches apart. Stud spaces containing sill bolts, the hole must be located on the center line of the sill bolt but not closer than 1 inch from the center line of the sheathing. When existing blocking occurs within the stud space, additional ventilation holes shall be placed above and below the blocking. The existing

block shall be removed and a new nominal 2-inch by 4-inch block shall be installed with the nominal 4-inch dimension against the face of the plywood. For stud heights less than 18 inches, only one ventilation hole need be provided.

TABLE A3-A - SILL PLATE ANCHORAGE AND CRIPPLE WALL BRACING

AMOUNT OF BRACING FOR EACH WALL LINE	
Minimum sill plate connection and maximum spacing ^{4b}	All other conditions
Number of stories above cripple walls	A combination of exterior walls finished with Portland Cement Plaster and coating using clay Tile or Conc. 2 The weighing more than 6 psf (287 N/m ²)

One story	$\frac{1}{2}$ " inch (12.7 mm) spaced 6 feet, 0" inch (823 mm) center-to-center with wosher plate	Each end and not less than 50 percent of the wall length	Each end and not less than 40 percent of the wall length
-----------	---	--	--

- | | | |
|---------------|--|--|
| Two Stories | <p>Each end and not less than 70 percent of the wall length</p> <p>Each end and not less than 50 percent of the wall length</p> | <p>½ inch (12.7 mm) square, 4 feet, 0" inch (1219 mm) center-to-center with western plate, or ¾ inch (19.0 mm) center-to-center with western plate, or ¾ inch (19.0 mm) center-to-center with western plate.</p> |
| Three Stories | <p>Each end and not less than 100 percent of the wall length^a</p> <p>Each end and not less than 80 percent of the wall length</p> | <p>¾ inch (19.0 mm) square, 4 feet, 0" inch (1219 mm) center-to-center with western plate</p> |

g- Sill Plate anchors shall be adhesive anchors in accordance with Section A30

d - Braced Panels at ends of walls shall be located as near to the end as possible.

f— The minimum required underfloor ventilation opening are permitted in accordance with Section A30.

Strengthening of:
d

- ren
wo

