

DETACHED GARAGE FOUNDATIONS AND SLABS

Construction Code Services Division

Revised May 2007



R404.1.6 HEIGHT ABOVE FINISHED GRADE

Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

R403.1.6 FOUNDATION ANCHORAGE

When braced wall panels are supported directly on continuous foundations, the wall wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section. The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Bolts shall be at least 1/2 inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into masonry or concrete. Interior bearing wall sole plates on monolithic slab foundations shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt to the plate. Sills and sole plates shall be protected against decay and termites where required by Sections R322 and R323. Cold-formed steel framing systems shall be fastened to the wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.1.1. When vertical reinforcing is required by other sections of this code, the foundation anchor bolts shall align with the reinforcing. All anchor bolts installed in masonry shall be grouted in place with at least 1 inch (25 mm) of grout between the bolt and the masonry.

Exceptions:

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1. Foundation anchor straps spaced as required to provide equivalent anchorage to 1/2-inch-diameter (12.7 mm) anchor bolts. When vertical reinforcing is required by other sections of this code, the foundation anchor straps shall align with the reinforcing.
2. Walls 24 inches (609.6) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels according to Figure R602.10.5 at corners.
3. Walls 12 inches (304.8) total length or shorter connecting offset braced wall panels shall be permitted to be connected to the foundation without anchor bolts. The wall shall be attached to adjacent braced wall panels per Figure R602.10.5 at corners.

[See page two for diagrams]

