



Building Department Newsletter

February 2011

Special points of interest:

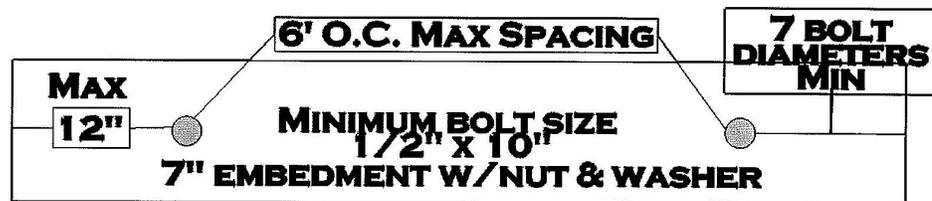
- Foundation Anchorage
- Floor Sheathing Nailing
- Stormwater Ordinance Effective February 15th

FOUNDATION ANCHORAGE

Foundation anchors prevent walls and floors from shifting when lateral loads are applied. The International Residential Code (IRC), Section R403.1.6, requires anchor bolts at all wood sole and sill plates supported by a continuous exterior concrete or masonry foundation along with monolithic slabs supporting exterior or interior brace wall panels. Where interior bearing walls are not part of the brace wall system, approved fasteners for anchorage are permitted.

To meet the minimum required anchorage capacity, the maximum spacing of anchor bolts is 6-feet on center and within 12-inches, but not less than seven bolt diameters from the plate ends. Each plate will need a minimum of two anchor bolts per plate. The minimum anchor bolt diameter is 1/2" with a minimum of 7" embedment into concrete or grouted masonry cells. Anchor bolts need to be installed with a nut and washer and tightened.

All wood sill and sole plates in contact with concrete or masonry, less than 8-inches above the exposed ground, must be approved pressure-preservative treated wood or naturally durable wood.



There are exceptions that may deviate from the above anchorage locations:

1. Walls 24" or shorter in total length connecting offsetting brace wall panels require a minimum of one anchor bolt placed in the center third of the plate with attachments to the adjacent brace panels as required for continuously sheathed exterior corners. Ref: Figure IRC R602.10.4.4(1)
2. Anchor bolts are not required when exterior walls 12" or shorter in total length connect offsetting brace wall panels and are attached to adjacent brace panels as required for continuously sheathed exterior corners. Ref: Figure IRC R602.10.4.4(1)
3. Other types of anchorage may be used when manufactures data or evaluation reports are approved and anchorage capacity equivalent is achieved.

CITY OFFICES
WILL BE
CLOSED:
MONDAY,
FEBRUARY 21,
FOR
PRESIDENTS'
DAY.

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FLOOR SHEATHING NAILING



The International Residential Code, Table 602.3(1), specifies how wood structural panels need to be attached to other structural building components, such as walls, floor and roofs. When the floor sheathing is nailed down to the floor joists, all panel edges that are supported by framing (floor joists, rim joists and

blocking) need to be nailed as specified in IRC Table 602.3(1). The nail pattern prescribed is six inches on center around the supported edges and twelve inches on center in the field with either 8d common nails or for sheathing one-inch thick or more use 10d common nails.

STORMWATER ORDINANCE EFFECTIVE FEBRUARY 15TH

The city of Pullman recently adopted a new ordinance addressing construction runoff control and post-construction stormwater management. The new ordinance updates the city's erosion control and stormwater management standards to match the State of Washington's minimum requirements. Adoption of the ordinance was required by the State as a condition of the city's NPDES Phase II Municipal Stormwater Permit. Highlights of the new ordinance include the following:

- Development projects will now be classified into three categories based on the amount of land distributing activity that occurs; Small (<5,000 ft²), Medium (5,000 ft² - 1 acre) and Large (≥ 1 acre).
- Medium and Large projects will require a local construction stormwater permit.
- Medium projects will require an Erosion & Sedimentation Control Plan.
- Large projects will require a Stormwater Site Plan and Stormwater Pollution Prevention Plan.
- Inspections and long-term maintenance will be required for all permanent stormwater management facilities/structures.

The new addition to Pullman City Code (10.32) can be viewed in its entirety on the city's website at www.pullman-wa.gov. For more information, please contact Stormwater Services Program Manager Rob Buchert at (509) 338-3314 or rob.buchert@pullman-wa.gov.