

CHAPTER 4

FOUNDATIONS

SECTION 401 GENERAL

401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table 301.2(1) shall meet the provisions of Section 322. Wood foundations shall be designed and installed in accordance with AWC PWF.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have not more than two floors and a roof.
2. Where interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

401.2 Requirements. Foundation construction shall be capable of accommodating all loads in accordance with Section 301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice.

401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building.

401.4 Soil tests. Where quantifiable data created by accepted soil science methodologies indicate expansive soils, compressible soils, shifting soils or other questionable soil char-

acteristics are likely to be present, the building official *may* determine whether to require a soil test to determine the soil's characteristics at a particular location. This test shall be done by an approved agency using an approved method.

401.4.1 Geotechnical evaluation. In lieu of a complete geotechnical evaluation, the load-bearing values in Table 401.4.1 shall be assumed.

401.4.2 Controlled low-strength material (CLSM). Where footings will bear on controlled low-strength material (CLSM), the CLSM shall comply with the provisions of an approved report. The report shall contain the following:

1. Specifications for the preparation of the site prior to placement of CLSM.
2. Specifications for the CLSM.
3. Laboratory or field test method(s) to be used to determine the compressive strength or bearing capacity of the CLSM.
4. Test methods for determining the acceptance of the CLSM in the field.
5. Number and frequency of field tests required to determine compliance with Item 4.

401.4.3 Compressible or shifting soil. Instead of a complete geotechnical evaluation, where top or subsoils are compressible or shifting, they shall be removed to a depth and width sufficient to ensure stable moisture content in each active zone and shall not be used as fill or stabilized within each active zone by chemical, dewatering or presaturation.

SECTION 402 MATERIALS

402.1 Wood foundations. Wood foundation systems shall be designed and installed in accordance with the provisions of this code.

402.1.1 Fasteners. Fasteners used below grade to attach plywood to the exterior side of exterior basement or crawl-

**TABLE 401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ^a**

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH)	1,500 ^b

For SI: 1 pound per square foot = 0.0479 kPa.

- a. Where soil tests are required by Section 401.4, the allowable bearing capacities of the soil shall be part of the recommendations.
- b. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

ment and No. 4 bars described in this section does not exceed 24 inches (610 mm).

404.1.3.3.8 Exterior wall coverings. Requirements for installation of masonry veneer, stucco and other wall coverings on the exterior of concrete walls and other construction details not covered in this section shall comply with the requirements of this code.

404.1.3.4 Requirements for Seismic Design Category C. Concrete foundation walls supporting above-grade concrete walls in *dwelling*s with four or more *dwelling* units assigned to Seismic Design Category C shall comply with ACI 318, ACI 332 or PCA 100 (see Section 404.1.3).

404.1.4 Seismic Design Category D₀, D₁ or D₂. Deleted.

404.1.4.1 Masonry foundation walls. Deleted.

404.1.4.2 Concrete foundation walls. Deleted.

404.1.5 Foundation wall thickness based on walls supported. The thickness of masonry or concrete foundation walls shall be not less than that required by Section 404.1.5.1 or 404.1.5.2, respectively.

404.1.5.1 Masonry wall thickness. Masonry foundation walls shall be not less than the thickness of the wall supported, except that masonry foundation walls of not less than 8-inch (203 mm) nominal thickness shall be permitted under brick veneered frame walls and under 10-inch-wide (254 mm) cavity walls where the total height of the wall supported, including gables, is not more than 20 feet (6096 mm), provided that the requirements of Section 404.1.1 are met.

404.1.5.2 Concrete wall thickness. The thickness of concrete foundation walls shall be equal to or greater than the thickness of the wall in the story above. Concrete foundation walls with corbels, brackets or other projections built into the wall for support of masonry veneer or other purposes are not within the scope of the tables in this section.

Where a concrete foundation wall is reduced in thickness to provide a shelf for the support of masonry veneer, the reduced thickness shall be equal to or greater than the thickness of the wall in the story above. Vertical reinforcement for the foundation wall shall be based on Table 404.1.2(8) and located in the wall as required by Section 404.1.3.3.7.2 where that table is used. Vertical reinforcement shall be based on the thickness of the thinner portion of the wall.

Exception: Where the height of the reduced thickness portion measured to the underside of the floor assembly or sill plate above is less than or equal to 24 inches (610 mm) and the reduction in thickness does not exceed 4 inches (102 mm), the vertical reinforcement is permitted to be based on the thicker portion of the wall.

404.1.5.3 Pier and curtain wall foundations. Use of pier and curtain wall foundations shall be permitted to support light-frame construction not more than two sto-

ries in height, provided that the following requirements are met:

1. All load-bearing walls shall be placed on continuous concrete footings placed integrally with the exterior wall footings.
2. The minimum actual thickness of a load-bearing masonry wall shall be not less than 4 inches (102 mm) nominal or $3\frac{3}{8}$ inches (92 mm) actual thickness, and shall be bonded integrally with piers spaced in accordance with Section 606.6.4.
3. Piers shall be constructed in accordance with Sections 606.7 and 606.7.1, and shall be bonded into the load-bearing masonry wall in accordance with Section 606.13.1 or 606.13.1.1.
4. The maximum height of a 4-inch (102 mm) load-bearing masonry foundation wall supporting wood-frame walls and floors shall be not more than 4 feet (1219 mm).
5. Anchorage shall be in accordance with Section 403.1.6, Figure 404.1.5(1), or as specified by engineered design accepted by the building official.
6. The unbalanced fill for 4-inch (102 mm) foundation walls shall not exceed 24 inches (610 mm) for solid masonry or 12 inches (305 mm) for hollow masonry.

7. Deleted.

404.1.6 Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points not less than 4 inches (102 mm) where masonry veneer is used and not less than 6 inches (152 mm) elsewhere.

404.1.7 Backfill placement. Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.

Exception: Bracing is not required for walls supporting less than 4 feet (1219 mm) of unbalanced backfill.

404.1.8 Rubble stone masonry. Rubble stone masonry foundation walls shall have a minimum thickness of 16 inches (406 mm), shall not support an unbalanced backfill exceeding 8 feet (2438 mm) in height and shall not support a soil pressure greater than 30 pounds per square foot per foot (4.71 kPa/m), and shall not be constructed for *dwelling*s with four or more *dwelling* units in Seismic Design Category C, as established in Figure 301.2(2).

404.1.9 Isolated masonry piers. Isolated masonry piers shall be constructed in accordance with this section and the general masonry construction requirements of Section 606. Hollow masonry piers shall have a minimum nominal thickness of 8 inches (203 mm), with a nominal height not exceeding four times the nominal thickness and a nominal length not exceeding three times the nominal thickness. Where hollow masonry units are solidly filled with concrete or grout, piers shall be permitted to have a nominal