



Chapter 4 FOUNDATIONS

CHAPTER 4 FOUNDATIONS

SECTION R401 GENERAL

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R401.1 Application.

The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AF&PA PWF.

Exceptions:

1. The provisions of this chapter shall be permitted to be used for wood foundations subject to the following:
 - 1.1. Buildings shall have no more than two floors and a roof.
 - 1.2. Interior basement and foundation walls shall be provided at intervals not exceeding 50 feet.
 - 1.3. When the foundation uplift loads determined from Table R401.1 exceed 0 or when such uplift loads cannot be determined from Table R401.1, an engineered design shall be required.
2. Buildings and structures located within the High-Velocity Hurricane Zone shall comply with the provisions of Chapter 44 and, as applicable, Section R322 in flood hazard areas.

TABLE R401.1

FOUNDATION UPLIFT LIGHT STEEL AND WOOD FRAME BUILDINGS IN EXPOSURE B (plf)^{5,6}

Roof Angle		Building Width	Minimum Building Length ⁴	V _{asd} as determined in accordance with Section R301.2.1.3/Velocity Pressure					
				100	110	120	130	140	150
				15	18	22	26	30	34
	3 Stories ³	20	12	173	276	389	512	644	787
		25	14	73	165	265	374	492	618
		30	19	0	81	174	275	384	502
		35	25	17	48	104	200	305	417
		40	35	33	69	109	152	240	349

45	2 Stories ²	20	12	64	126	195	270	350	437
		25	15	17	66	129	198	272	352
		30	22	38	62	90	146	217	294
		35	35	56	86	118	154	192	252
		40	40	74	108	146	186	230	277
	1 Story ¹	20	12	33	46	61	94	132	173
		25	22	57	75	96	118	142	167
		30	18	79	103	129	157	187	219
		35	16	100	128	159	192	229	267
		40	16	120	152	188	226	268	312
30	3 Stories ³	20	12	92	177	271	373	483	601
		25	17	0	63	143	230	324	425
		30	25	0	23	52	125	209	300
		35	35	13	44	78	115	154	206
		40	40	28	64	102	145	190	239
	2 Stories ²	20	13	1	50	103	162	224	292
		25	23	16	35	57	84	139	199
		30	30	36	60	87	116	148	181
		35	35	54	83	115	150	187	227
		40	36	71	104	141	181	224	270
	1 Story ¹	20	20	32	46	60	76	93	112
		25	15	56	74	95	117	140	166
		30	13	78	102	127	155	185	217
		35	14	99	127	157	190	226	264
		40	16	118	150	185	223	264	308
	3 Stories ³	20	12	113	203	301	408	523	647
		25	14	45	130	222	322	431	547
		30	17	4	85	177	277	385	501
		35	19	20	58	154	257	369	489
		40	21	35	72	141	249	367	493
	2	20	12	43	100	163	231	304	384
		25	13	22	79	143	214	289	371

20	Stories ²	30	15	42	72	141	217	298	386
		35	15	61	92	150	232	321	417
		40	16	78	114	164	254	352	457
	1 Story ¹	20	12	38	57	94	135	179	226
		25	12	62	82	122	171	223	280
		30	12	85	110	154	212	275	342
		35	14	107	136	190	257	330	409
		40	16	126	160	227	304	388	478

TABLE R401.1 (continued)

**FOUNDATION UPLIFT LIGHT STEEL AND WOOD FRAME BUILDINGS IN EXPOSURE C
(plf)^{5,6}**

Roof Angle		Building Width	Minimum Building Length ⁴	V_{asd} as determined in accordance with Section R301.2.1.3/Velocity Pressure					
				100	110	120	130	140	150
				21	26	31	36	42	48
45	3 Stories ³	20	12	370	515	673	845	1031	1231
		25	13	249	377	518	670	836	1013
		30	17	159	278	408	550	703	867
		35	21	89	203	328	463	610	767
		40	26	102	153	262	394	537	691
	2 Stories ²	20	12	184	271	368	472	585	706
		25	13	119	200	288	385	489	601
		30	18	85	147	233	326	426	533
		35	24	113	155	200	284	383	489
		40	36	139	187	240	297	358	457
	1 Story ¹	20	12	58	95	140	189	243	300
		25	16	92	118	147	178	224	281
		30	19	124	157	193	233	275	321
		35	17	154	193	236	283	334	388
		40	16	182	227	277	331	389	452

30	3 Stories ³	20	12	256	376	507	650	804	970
		25	15	130	232	344	466	598	740
		30	21	47	127	228	337	455	582
		35	31	72	116	163	241	351	469
		40	40	96	146	200	259	323	392
	2 Stories ²	20	12	95	163	238	320	408	502
		25	18	53	85	151	223	301	385
		30	30	83	117	154	195	239	304
		35	35	110	150	195	244	296	353
		40	37	135	182	233	289	350	415
	1 Story ¹	20	20	58	76	97	119	143	169
		25	16	91	117	145	176	210	245
		30	13	123	156	191	230	272	317
		35	14	152	191	234	280	330	384
		40	16	179	224	273	327	384	446
20	3 Stories ³	20	12	285	411	549	698	860	1034
		25	13	207	325	455	595	748	911
		30	15	162	280	409	549	701	863
		35	17	138	260	393	538	695	863
		40	18	124	252	392	545	709	886
	2 Stories ²	20	12	152	233	320	416	519	630
		25	12	133	215	306	404	511	625
		30	13	130	219	316	422	536	658
		35	14	138	235	341	456	581	715
		40	16	150	257	373	500	636	783
	1 Story ¹	20	12	88	136	188	245	307	373
		25	12	114	172	235	303	377	457
		30	12	146	214	288	370	457	552
		35	14	180	259	346	441	543	653
		40	16	215	306	406	515	632	758

For SI: 1 foot = 304.8 mm.

Notes:

1. Based on 1st floor height = 10 ft or 11 ft floor to floor in multistory.
2. Based on 2nd floor height = 8 ft or 9 ft floor to floor in multistory.
3. Based on 3rd floor height = 8 ft.
4. Building length shall be equal to or greater than that shown in tables.
5. Roof and floor framing shall span in the same direction.
6. Includes provision for 2 foot roof overhang.

R401.2 Requirements.

Foundations shall be capable of resisting all loads from roof uplift and building overturn. Foundation uplift for light-frame wood or steel buildings shall be calculated or determined from Table R401.1. Masonry buildings within the dimensional scope of Table R401.1 shall be assumed to be of adequate weight so as not to require uplift resistance greater than that provided by the structure and any normal foundation. Foundation construction shall also be capable of accommodating all gravity loads according to Section R301 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. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.

R401.3 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 a minimum of 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 a minimum of 2 percent away from the building.

R401.4 Soil tests.

Where quantifiable data created by accepted soil science methodologies indicate expansive, compressible, shifting or other questionable soil characteristics are likely to be present, the *building official* shall 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.

R401.4.1 Geotechnical evaluation.

In lieu of a complete geotechnical evaluation, the load-bearing values in Table R401.4.1 shall be assumed.

TABLE R401.4.1
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 clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	1,500 ^b

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

- a. When soil tests are required by Section R401.4, 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.

R401.4.2 Compressible or shifting soil.

Instead of a complete geotechnical evaluation, when top or subsoils are compressible or shifting, they shall be removed to a depth and width sufficient to assure 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 R402 **MATERIALS**

R402.1 Wood foundations.

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

R402.1.1 Fasteners.

Fasteners used below *grade* to attach plywood to the exterior side of exterior *basement* or crawl-space wall studs, or fasteners used in knee wall construction, shall be of Type 304 or 316 stainless steel. Fasteners used above *grade* to attach plywood and all lumber-to-lumber fasteners except those used in knee wall construction shall be of Type 304 or 316 stainless steel, silicon bronze, copper, hot-dipped galvanized (zinc coated) steel nails, or hot-tumbled galvanized (zinc coated) steel nails. Electrogalvanized steel nails and galvanized (zinc coated) steel staples shall not be permitted.

R402.1.2 Wood treatment.

All lumber and plywood shall be pressure-preservative treated and dried after treatment in accordance with AWPA U1 (Commodity Specification A, Use Category 4B and Section 5.2), and shall bear the *label* of an accredited agency. Where lumber and/or plywood is cut or drilled after treatment, the treated surface shall be field treated with copper naphthenate, the concentration of which shall contain a minimum of 2 percent copper metal, by repeated brushing, dipping or soaking until the wood absorbs no more preservative.

R402.2 Concrete.

Concrete shall have a minimum specified compressive strength of f'_c as shown in Table R402.2. Concrete subject to moderate or severe weathering as indicated in Table R301.2(1) shall be air entrained as specified in Table R402.2. The maximum weight of fly ash, other pozzolans, silica fume, slag or blended cements that is included in concrete mixtures for garage floor slabs and for exterior porches, carport slabs and steps that will be exposed to deicing chemicals shall not exceed the percentages of the total weight of cementitious materials specified in Section 4.2.3 of ACI 318. Materials used to produce concrete and testing thereof shall comply with the applicable standards listed in Chapter 3 of ACI 318 or ACI 332.

TABLE R402.2**MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE**

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH ^a (f'_c)		
	Weathering Potential ^b		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500 ^c
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500 ^c
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000 ^d	3,000 ^d
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000 ^{d, e, f}	3,500 ^{d, e, f}

For SI: 1 pound per square inch = 6.895 kPa.

a. Strength at 28 days psi.

b. See Table R301.2(1) for weathering potential.

c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Footnote d.

d. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.

e. See Section R402.2 for maximum cementitious materials content.

f. For garage floors with a steel troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

R402.3 Precast concrete.

Precast concrete foundations shall be designed in accordance with Section R404.5 and shall be installed in accordance with the provisions of this code and the manufacturer's installation instructions.

R402.3.1 Precast concrete foundation materials.

Materials used to produce precast concrete foundations shall meet the following requirements.

1. All concrete used in the manufacture of precast concrete foundations shall have a minimum compressive strength of 5,000 psi (34 470 kPa) at 28 days. Concrete exposed to a freezing and thawing environment shall be air entrained with a minimum total air content of 5 percent.
2. Structural reinforcing steel shall meet the requirements of ASTM A 615, A 706 or A 996. The minimum yield strength of reinforcing steel shall be 40,000 psi (Grade 40) (276 MPa). Steel reinforcement for precast concrete foundation walls shall have a minimum concrete cover of $\frac{3}{4}$ inch (19.1 mm).
3. Panel-to-panel connections shall be made with Grade II steel fasteners.
4. The use of nonstructural fibers shall conform to ASTM C 1116.
5. Grout used for bedding precast foundations placed upon concrete footings shall meet ASTM C 1107.

SECTION R403 FOOTINGS

R403.1 General.

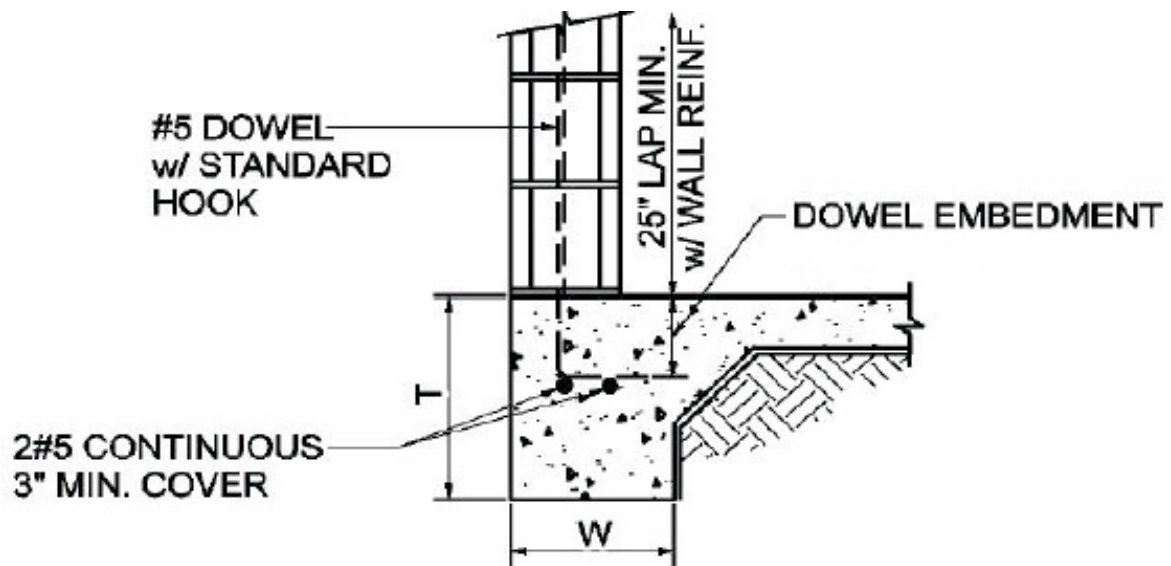
All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other *approved* structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

TABLE R403.1
MINIMUM WIDTH OF CONCRETE,
PRECAST OR MASONRY FOOTINGS
(inches)^a

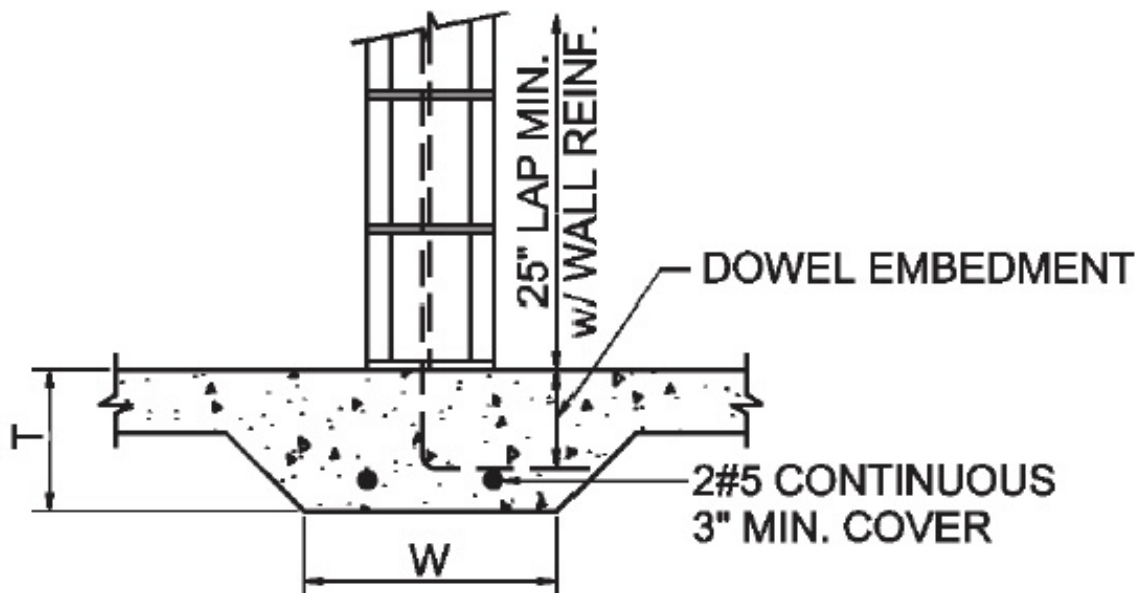
	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥ 4,000
Conventional light-frame construction				
1-story	12	12	12	12
2-story	15	12	12	12
3-story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
8-inch solid or fully grouted masonry				
1-story	16	12	12	12
2-story	29	21	14	12
3-story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.

a. Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.

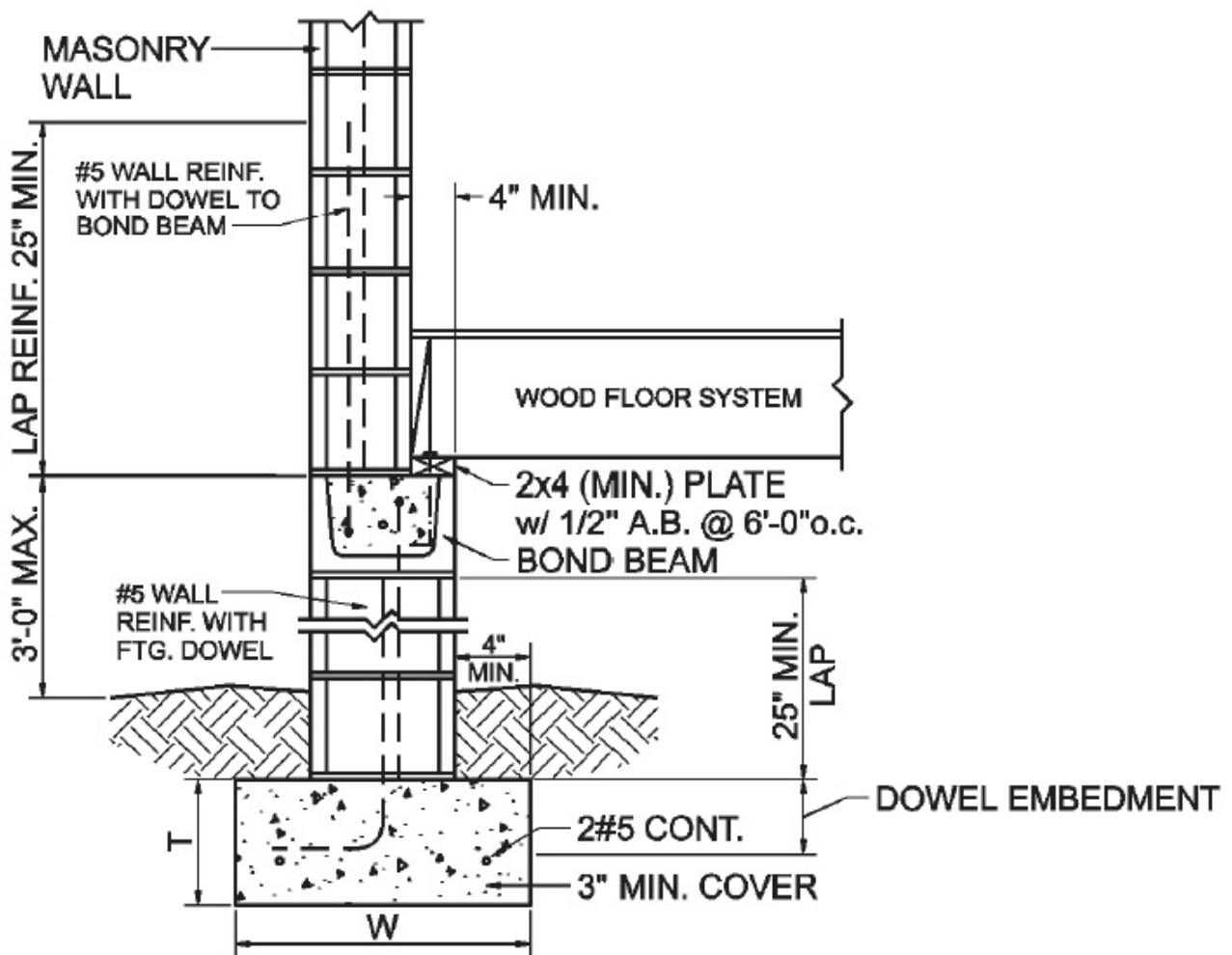


FOOTING A
MONOLITHIC SLAB-ON-GRADE EXTERIOR WALL



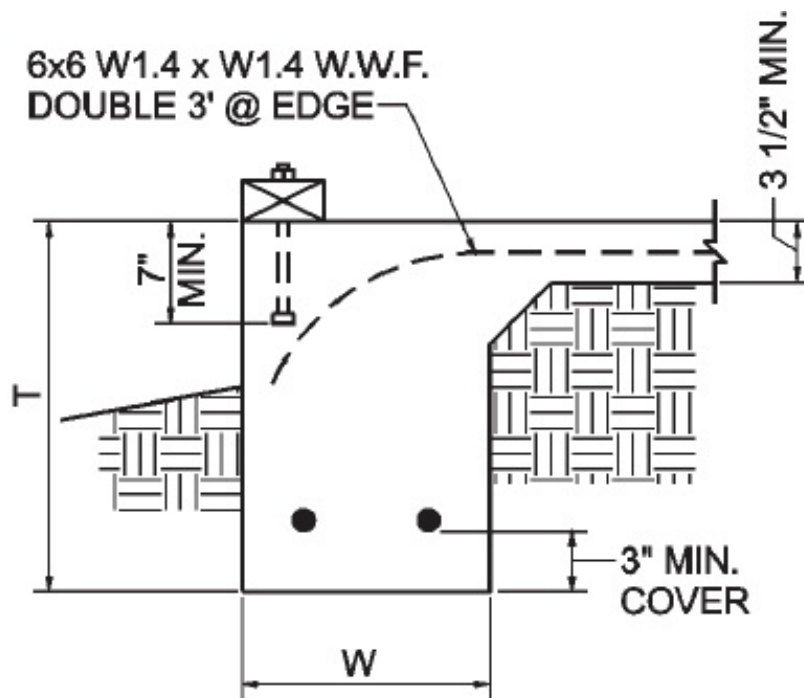
FOOTING B
MONOLITHIC SLAB-ON-GRADE INTERIOR WALL

FIGURE 403.1(1)
CONCRETE AND MASONRY FOUNDATION DETAILS

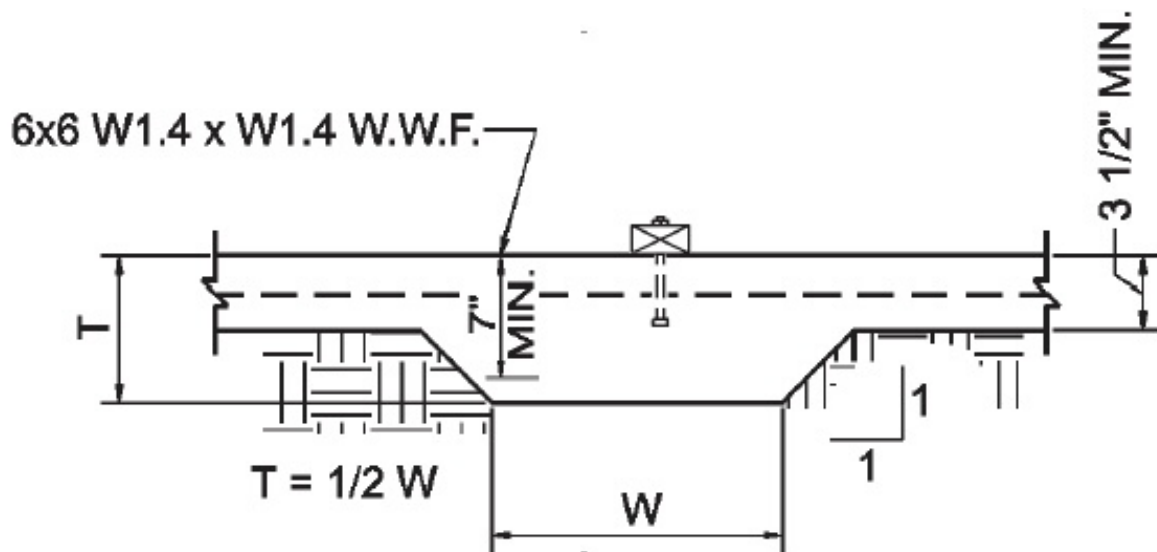


FOOTING C
STEM WALL WOOD JOIST FLOOR

FIGURE R403.1(1)—continued

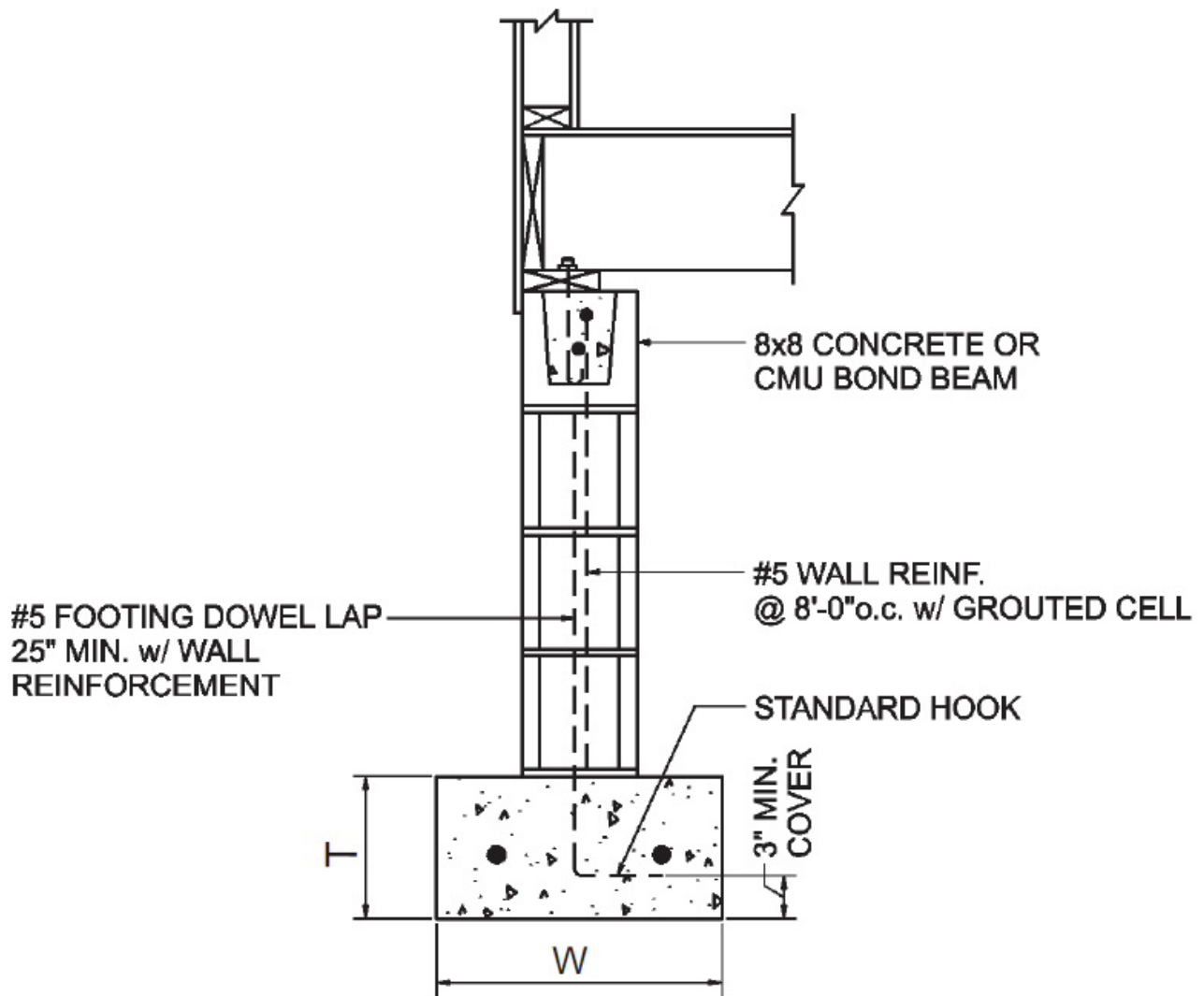


FOOTING D
MONOLITHIC EXTERIOR FOOTING



FOOTING E
MONOLITHIC INTERIOR FOOTING

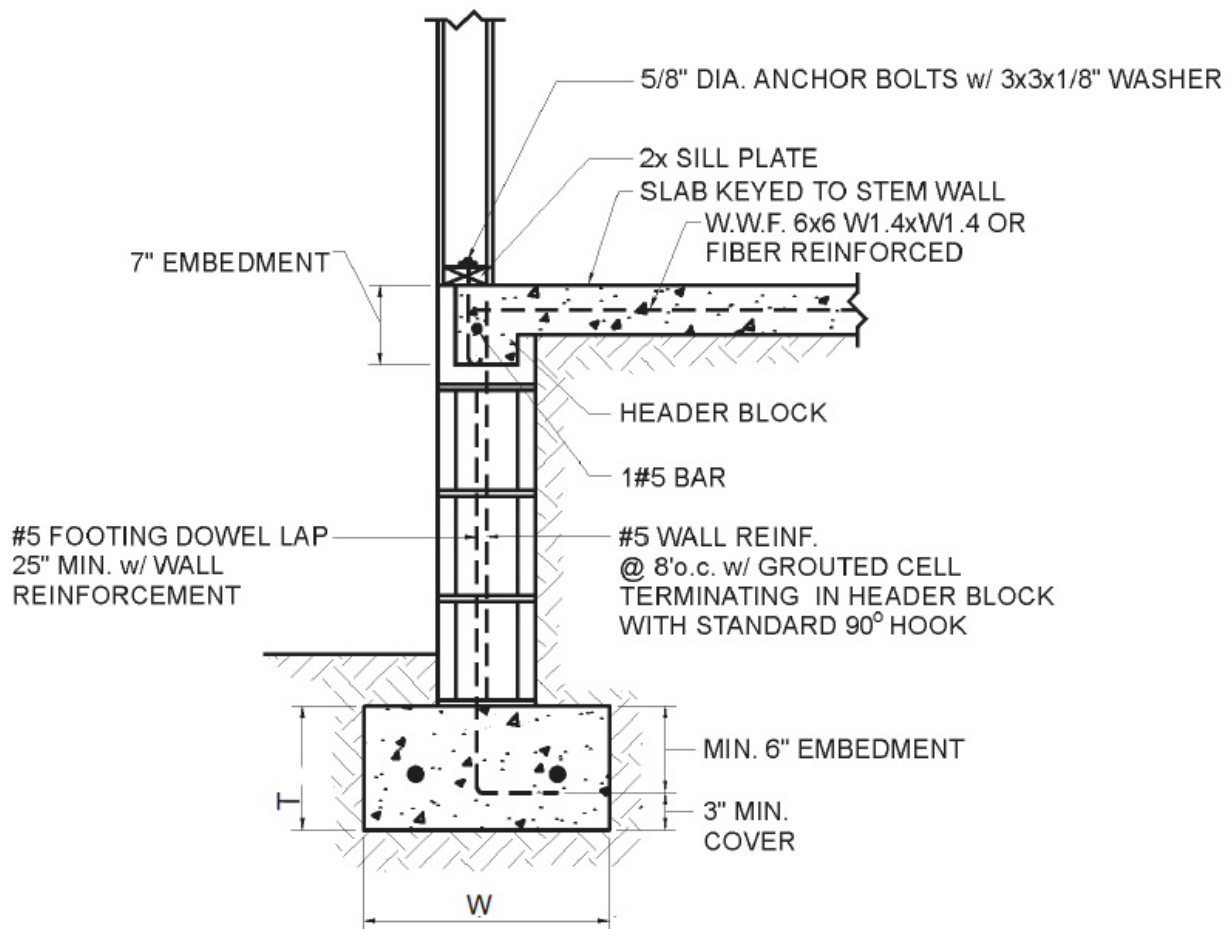
FIGURE R403.1(1)—continued



FOOTING F

WOOD FLOOR TO CONCRETE OR MASONRY STEMWALL

FIGURE R403.1(1)—continued



FOOTING G
STEMWALL FOUNDATION WITH SLAB ON GRADE

FIGURE R403.1(1)—continued

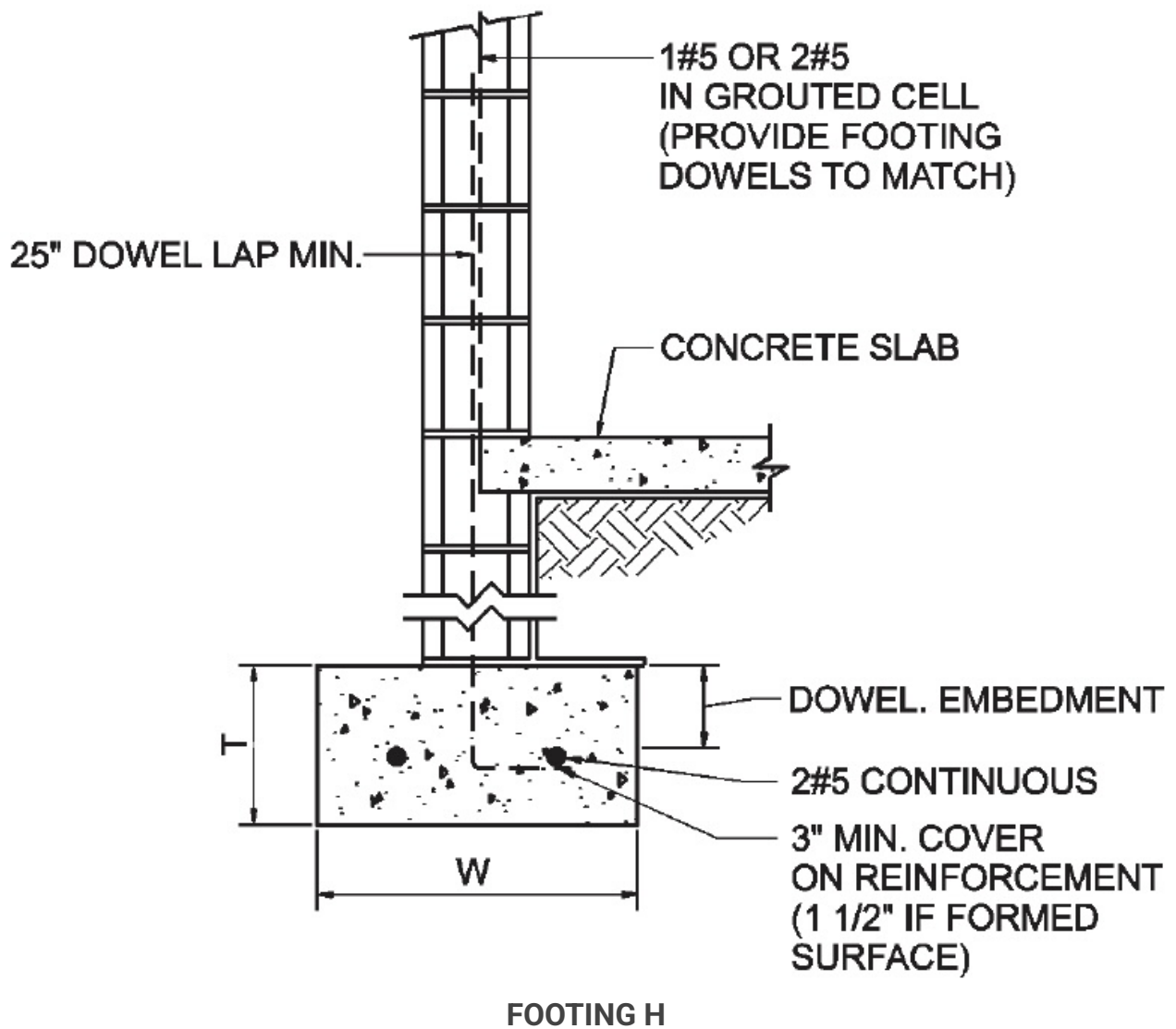
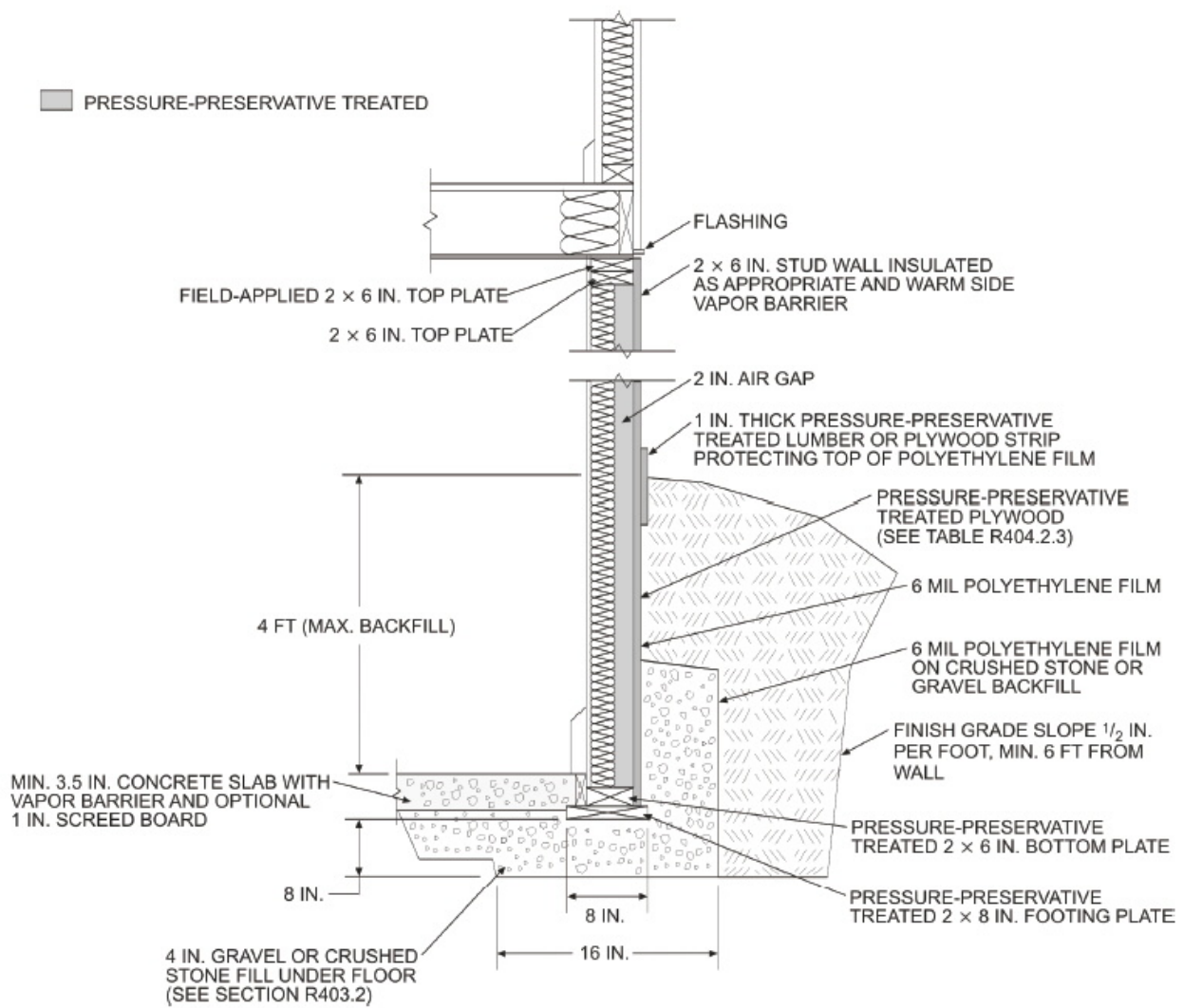
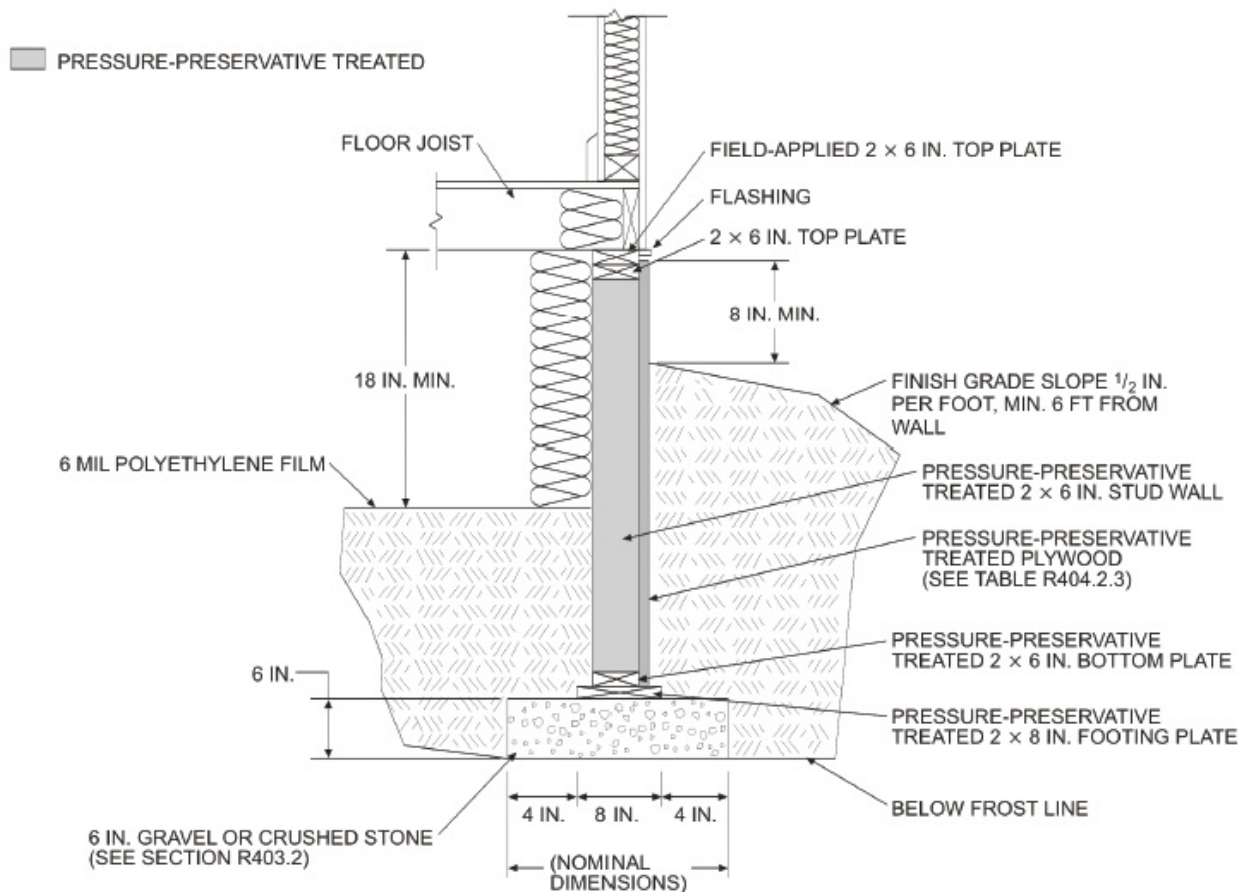


FIGURE R403.1(1)—continued



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mil = 0.0254 mm.

FIGURE R403.1(2)
PERMANENT WOOD FOUNDATION BASEMENT WALL SECTION



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mil = 0.0254 mm.

FIGURE R403.1(3)
PERMANENT WOOD FOUNDATION CRAWL SPACE SECTION

R403.1.1 Minimum size.

Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). Minimum sizes for concrete and masonry footings shall also be as required to provide adequate resistance to uplift and overturn of the building as determined from Table 401.1 or as calculated using engineered design in accordance with the *Florida Building Code, Building*. The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least 8 inches (mm) in thickness, T. Footing projections, P, shall be at least 2 inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

R403.1.2 Resistance to uplift.

Uplift resistance of common foundations are given in Table R403.1.2. Uplift resistance of these foundations may be increased by increasing the size of the concrete footing. When determining the modified uplift resistance the added weight shall be reduced by multiplying by a factor of 0.6. Other foundation systems shall be engineered in accordance with the *Florida Building Code, Building*.

TABLE R403.1.2
FOUNDATION UPLIFT DESIGN DETAILS

FOOTING	TYPE	T	W	SLAB/WALL ¹	RESISTANCE	NOTES
A	Mono	20	12	6	502	3
	Mono	20	16	6	585	3
B	Mono Interior	20	12	13	796	3
	Mono Interior	20	16	13	879	3
C	12" Stem/Joist	10	20	228	436	1,2,3
D	Mono	20	12	6	502	—
	Mono	20	16	6	585	—
E	Mono Interior	20	12	13	796	—
	Mono Interior	20	16	13	879	—
F	Stem/Joist	10	20	—	208	2,3
G	Stem/Slab	10	20	6	460	3
H	Stem/Slab	10	12	6	377	3
	Stem/Slab	10	20	6	460	3

For SI: 1 inch = 25.4 mm.

1. Tributary width of 3¹/₂" slab or weight of stemwall and bond beam.
2. 1st floor dead load multiplied by 0.6 may also be included.
3. All footing dowel bars shall be same size as wall steel, shall have a standard 90-degree hook, and shall be embedded a minimum of 6 inches. Dowel bars shall lap vertical wall reinforcement a minimum of 25 inches.

R403.1.3 Seismic reinforcing.

Reserved.

R403.1.3.1 Foundations with stemwalls.

Reserved.

R403.1.3.2 Slabs-on-ground with turned-down footings.

Reserved.

Figure R403.1.3.2 Dowels for Slabs-On-Ground With Turned-Down Footings.

Reserved.

R403.1.4 Minimum depth.

All exterior footings shall be placed at least 12 inches (305 mm) below the undisturbed ground surface.

R403.1.4.1 Frost protection.

Reserved.

R403.1.4.2 Seismic conditions.

Reserved.

R403.1.5 Slope.

The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in ten units horizontal (10-percent slope).

R403.1.6 Foundation anchorage.

Reserved.

R403.1.6.1 Foundation anchorage in Seismic Design Categories C, D₀, D₁ and D₂.

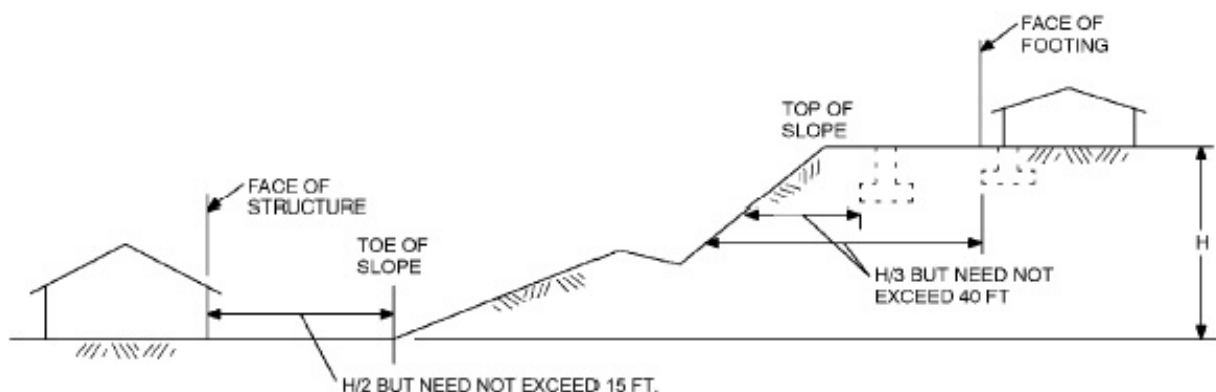
Reserved.

R403.1.7 Footings on or adjacent to slopes.

The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3-percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4.

R403.1.7.1 Building clearances from ascending slopes.

In general, buildings below slopes shall be set a sufficient distance from the slope to provide protection from slope drainage, erosion and shallow failures. Except as provided in Section R403.1.7.4 and Figure R403.1.7.1, the following criteria will be assumed to provide this protection. Where the existing slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees (0.79 rad) to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope shall be measured from the top of the wall to the top of the slope.



For SI: 1 foot = 304.8 mm.

FIGURE R403.1.7.1 FOUNDATION CLEARANCE FROM SLOPES

R403.1.7.2 Footing setback from descending slope surfaces.

Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R403.1.7.4 and Figure R403.1.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the required setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope.

R403.1.7.3 Foundation elevation.

On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an *approved* drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the *building official*, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

R403.1.7.4 Alternate setback and clearances.

Alternate setbacks and clearances are permitted, subject to the approval of the *building official*. The *building official* is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

R403.1.8 Foundations on expansive soils.

Foundation and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1805.8 of the *Florida Building Code, Building*.

Exception: Slab-on-ground and other foundation systems which have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the *building official*.

R403.1.8.1 Expansive soils classifications.

Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity Index (PI) of 15 or greater, determined in accordance with ASTM D 4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μ m), determined in accordance with ASTM D 422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.
4. Expansion Index greater than 20, determined in accordance with ASTM D 4829.

R403.2 Footings for wood foundations.

Footings for wood foundations shall be in accordance with Figures R403.1(2) and R403.1(3). Gravel shall be washed and well graded. The maximum size stone shall not exceed $\frac{3}{4}$ inch (19.1 mm). Gravel shall be free from organic, clayey or silty soils. Sand shall be coarse, not smaller than $\frac{1}{16}$ -inch (1.6 mm) grains and shall be free from organic, clayey or silty soils. Crushed stone shall have a maximum size of $\frac{1}{2}$ inch (12.7 mm).

R403.3 Frost protected shallow foundations.

Reserved.

Figure R403.3(1) Insulation Placement for Frost Protected Footings in Heated Buildings.

Reserved.

Figure R403.3(2) Air-Freezing Index, an Estimate of the 100-Year Return Period.

Reserved.

Figure R403.3(3) Insulation Placement for Frost Protected Footings Adjacent to Unheated Slab-on-ground Structure.

Reserved.

Figure R403.3(4) Insulation Placement for Frost Protected Footings Adjacent to Heated Structure.

Reserved.

Table 403.3(1) Minimum Insulation Requirements for Frost Protected Footings in Heated Buildings.

Reserved.

R403.3.1 Foundations adjoining frost protected shallow foundations.

Reserved.

R403.3.1.1 Attachment to unheated slab-on-ground structure.

Reserved.

R403.3.1.2 Attachment to heated structure.

Reserved.

R403.3.2 Protection of horizontal insulation below ground.

Reserved.

Table R403.3(2) Air-Freezing Index For U.S. Locations By County.

Reserved.

R403.3.3 Drainage.

Reserved.

R403.3.4 Termite damage.

Reserved.

R403.4 Footings for precast concrete foundations.

Footings for precast concrete foundations shall comply with Section R403.4.

TABLE R403.4

MINIMUM DEPTH OF CRUSHED STONE FOOTINGS (*D*), (inches)

		LOAD BEARING VALUE OF SOIL (psf)															
		1500				2000				3000				4000			
		MH, CH, CL, ML				SC, GC, SM, GM, SP, SW				GP, GW							
		Wall width (inches)				Wall width (inches)				Wall width (inches)				Wall width (inches)			
		6	8	10	12	6	8	10	12	6	8	10	12	6	8	10	12
Conventional light-frame construction																	
1-	1100	6	4	4	4	6	4	4	4	6	4	4	4	6	4	4	4
story	plf																
2-	1800	8	6	4	4	6	4	4	4	6	4	4	4	6	4	4	4
story	plf																
3-	2900																

story	plf	16	14	12	10	10	8	6	6	6	4	4	4	6	4	4	4
4-inch brick veneer over light-frame or 8-inch hollow concrete masonry																	
1-story	1500 plf	6	4	4	4	6	4	4	4	6	4	4	4	6	4	4	4
2-story	2700 plf	14	12	10	8	10	8	6	4	6	4	4	4	6	4	4	4
3-story	4000 plf	22	22	20	18	16	14	12	10	10	8	6	4	6	4	4	4
8-inch solid or fully grouted masonry																	
1-story	2000 plf	10	8	6	4	6	4	4	4	6	4	4	4	6	4	4	4
2-story	3600 plf	20	18	16	16	14	12	10	8	8	6	4	4	6	4	4	4
3-story	5300 plf	32	30	28	26	22	22	20	18	14	12	10	8	10	8	6	4

For SI: 1 inch = 25.4 mm, 1 pound per square inch = 6.89 kPa.

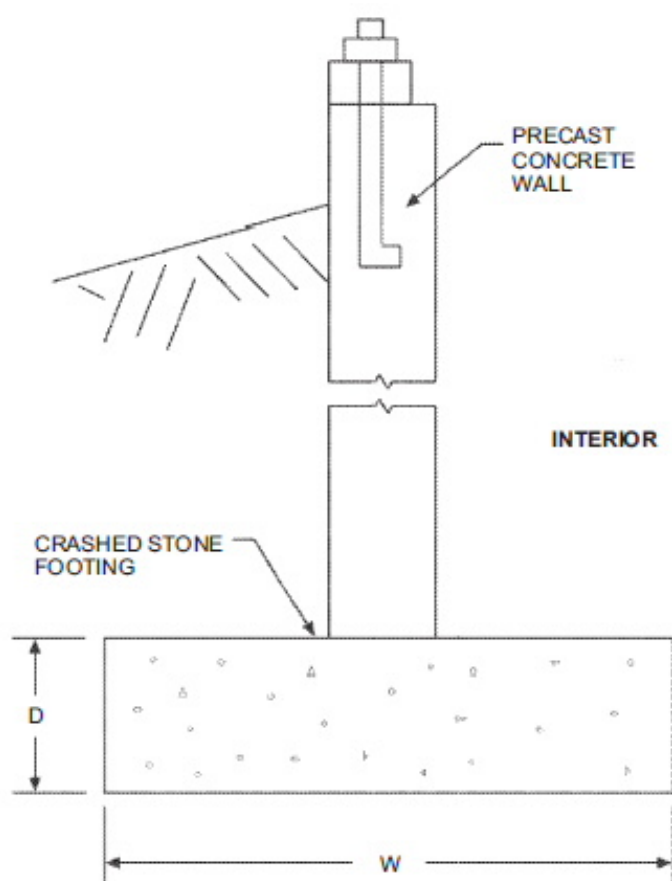


FIGURE R403.4(1)
BASEMENT OR CRAWL SPACE WITH PRECAST
FOUNDATION WALL BEARING ON CRUSHED STONE

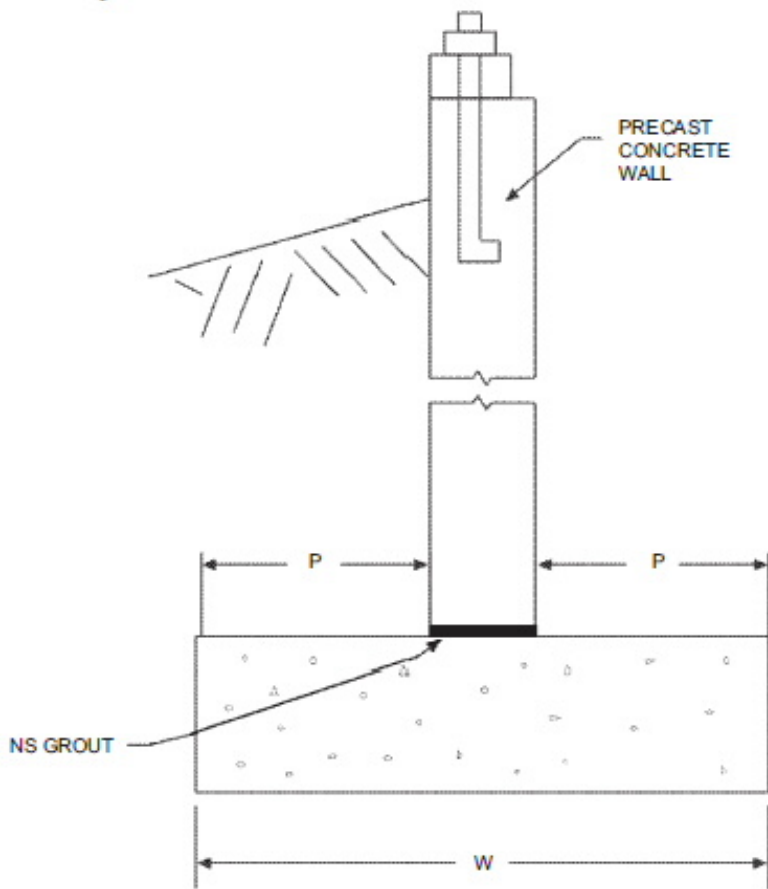


FIGURE R403.4(2)
BASEMENT OR CRAWL SPACE WITH PRECAST
FOUNDATION WALL ON SPREAD FOOTING

R403.4.1 Crushed stone footings.

Clean crushed stone shall be free from organic, clayey or silty soils. Crushed stone shall be angular in nature and meet ASTM C 33, with the maximum size stone not to exceed 1/2 inch (12.7 mm) and the minimum stone size not to be smaller than 1/16-inch (1.6 mm). Crushed stone footings for precast foundations shall be installed in accordance with Figure R403.4(1) and Table R403.4.

R403.4.2 Concrete footings.

Concrete footings shall be installed in accordance with Section R403.1 and Figure R403.4(2).

SECTION R404
FOUNDATION AND RETAINING WALLS

R404.1 Concrete and masonry foundation walls.

Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.1.

R404.1.1 Design of masonry foundation walls.

Masonry foundation walls shall be designed and constructed in accordance with the provisions of this section or in accordance with the provisions of TMS 402/ACI 530/ASCE 5 or NCMA TR68-A. When TMS 402/ACI 530/ASCE 5, NCMA TR68-A or the provisions of this section are used to design masonry foundation walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by Florida Statutes.

TABLE R404.1.1(1)
PLAIN MASONRY FOUNDATION WALLS

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MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^c (feet)	PLAIN MASONRY ^a MINIMUM NOMINAL WALL THICKNESS (inches)		
		Soil classes ^b		
		GW, GP, SW and SP	GM, GC, SM, SM-SC and ML	SC, MH, ML-CL and inorganic CL
5	4	6 solid ^d or 8	6 solid ^d or 8	6 solid ^d or 8
	5	6 solid ^d or 8	8	10
6	4	6 solid ^d or 8	6 solid ^d or 8	6 solid ^d or 8
	5	6 solid ^d or 8	8	10
	6	8	10	12
7	4	6 solid ^d or 8	8	8
	5	6 solid ^d or 8	10	10
	6	10	12	10 solid ^d
	7	12	10 solid ^d	12 solid ^d
8	4	6 solid ^d or 8	6 solid ^d or 8	8
	5	6 solid ^d or 8	10	12
	6	10	12	12 solid ^d
	7	12	12 solid ^d	Footnote e
	8	10 solid ^d	12 solid ^d	Footnote e
9	4	6 solid ^d or 8	6 solid ^d or 8	8
	5	8	10	12
	6	10	12	12 solid ^d
	7	12	12 solid ^d	Footnote e
	8	12 solid ^d	Footnote e	Footnote e
	9	Footnote e	Footnote e	Footnote e

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 Pa.

a. Mortar shall be Type M or S and masonry shall be laid in running bond. Ungrouted hollow masonry units are permitted except where otherwise indicated.

b. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.

c. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab-on-grade is provided and is in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height from the exterior finish ground level to the top of the interior concrete slab is permitted.

d. Solid grouted hollow units or solid masonry units.

e. Wall construction shall be in accordance with either Table R404.1.1(2), Table R404.1.1(3), Table R404.1.1(4), or a design shall be provided.

TABLE R404.1.1(2)
8-INCH MASONRY FOUNDATION WALLS WITH REINFORCING
WHERE $d > 5$ INCHES^{a, c}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^e	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}		
		Soil classes and lateral soil load ^d (psf per foot below grade)		
		GW, GP, SW and SP soils 30	GM, GC, SM, SM-SC and ML soils 45	SC, ML-CL and inorganic CL soils 60
6 feet 8 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#4 at 48
	6 feet 8 inches	#4 at 48	#5 at 48	#6 at 48
7 feet 4 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#4 at 48
	6 feet	#4 at 48	#5 at 48	#5 at 48
	7 feet 4 inches	#5 at 48	#6 at 48	#6 at 40
	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48

8 feet	5 feet	#4 at 48	#4 at 48	#4 at 48
	6 feet	#4 at 48	#5 at 48	#5 at 48
	7 feet	#5 at 48	#6 at 48	#6 at 40
	8 feet	#5 at 48	#6 at 48	#6 at 32
8 feet 8 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#5 at 48
	6 feet	#4 at 48	#5 at 48	#6 at 48
	7 feet	#5 at 48	#6 at 48	#6 at 40
	8 feet 8 inches	#6 at 48	#6 at 32	#6 at 24
9 feet 4 inches	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#5 at 48
	6 feet	#4 at 48	#5 at 48	#6 at 48
	7 feet	#5 at 48	#6 at 48	#6 at 40
	8 feet	#6 at 48	#6 at 40	#6 at 24
	9 feet 4 inches	#6 at 40	#6 at 24	#6 at 16
10 feet	4 feet (or less)	#4 at 48	#4 at 48	#4 at 48
	5 feet	#4 at 48	#4 at 48	#5 at 48
	6 feet	#4 at 48	#5 at 48	#6 at 48
	7 feet	#5 at 48	#6 at 48	#6 at 32
	8 feet	#6 at 48	#6 at 32	#6 at 24
	9 feet	#6 at 40	#6 at 24	#6 at 16
	10 feet	#6 at 32	#6 at 16	#6 at 16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot per foot = 0.157 kPa/mm.

- a. Mortar shall be Type M or S and masonry shall be laid in running bond.
- b. Alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per lineal foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches.
- c. Vertical reinforcement shall be Grade 60 minimum. The distance, d , from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 5 inches.
- d. Soil classes are in accordance with the Unified Soil Classification System and design lateral soil loads are for moist conditions without hydrostatic pressure. Refer to Table R405.1.

e. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab-on-grade is provided and is in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height from the exterior finish ground level to the top of the interior concrete slab is permitted.

TABLE R404.1.1(3)
10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING
WHERE $d > 6.75$ INCHES^{a, c}

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^e	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}		
		Soil classes and later soil load ^d (psf per foot below grade)		
		GW, GP, SW and SP soils 30	GM, GC, SM, SM-SC and ML soils 45	SC, ML-CL and inorganic CL soils 60
6 feet 8 inches	4 feet (or less)	#4 at 56	#4 at 56	#4 at 56
	5 feet	#4 at 56	#4 at 56	#4 at 56
	6 feet 8 inches	#4 at 56	#5 at 56	#5 at 56
7 feet 4 inches	4 feet (or less)	#4 at 56	#4 at 56	#4 at 56
	5 feet	#4 at 56	#4 at 56	#4 at 56
	6 feet	#4 at 56	#4 at 56	#5 at 56
	7 feet 4 inches	#4 at 56	#5 at 56	#6 at 56
8 feet	4 feet (or less)	#4 at 56	#4 at 56	#4 at 56
	5 feet	#4 at 56	#4 at 56	#4 at 56
	6 feet	#4 at 56	#4 at 56	#5 at 56
	7 feet	#4 at 56	#5 at 56	#6 at 56
	8 feet	#5 at 56	#6 at 56	#6 at 48
8 feet 8 inches	4 feet (or less)	#4 at 56	#4 at 56	#4 at 56
	5 feet	#4 at 56	#4 at 56	#4 at 56
	6 feet	#4 at 56	#4 at 56	#5 at 56
	7 feet	#4 at 56	#5 at 56	#6 at 56
	8 feet 8 inches	#5 at 56	#6 at 48	#6 at 32
	4 feet (or less)	#4 at 56	#4 at 56	#4 at 56

9 feet 4 inches	5 feet	#4 at 56	#4 at 56	#4 at 56
	6 feet	#4 at 56	#5 at 56	#5 at 56
	7 feet	#4 at 56	#5 at 56	#6 at 56
	8 feet	#5 at 56	#6 at 56	#6 at 40
	9 feet 4 inches	#6 at 56	#6 at 40	#6 at 24
10 feet	4 feet (or less)	#4 at 56	#4 at 56	#4 at 56
	5 feet	#4 at 56	#4 at 56	#4 at 56
	6 feet	#4 at 56	#5 at 56	#5 at 56
	7 feet	#5 at 56	#6 at 56	#6 at 48
	8 feet	#5 at 56	#6 at 48	#6 at 40
	9 feet	#6 at 56	#6 at 40	#6 at 24
	10 feet	#6 at 48	#6 at 32	#6 at 24

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot per foot = 0.157 kPa/mm.

- a. Mortar shall be Type M or S and masonry shall be laid in running bond.
- b. Alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per lineal foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches.
- c. Vertical reinforcement shall be Grade 60 minimum. The distance, d , from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 6.75 inches.
- d. Soil classes are in accordance with the Unified Soil Classification System and design lateral soil loads are for moist conditions without hydrostatic pressure. Refer to Table R405.1.
- e. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab-on-grade is provided and is in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height from the exterior finish ground level to the top of the interior concrete slab is permitted.

TABLE R404.1.1(4)
12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING
WHERE $d > 8.75$ INCHES^{a, c}

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WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^e	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}		
		Soil classes and lateral soil load ^d (psf per foot below grade)		
		GW, GP, SW and SP soils 30	GM, GC, SM, SM-SC and ML soils 45	SC, ML-CL and inorganic CL soils 60
6 feet 8 inches	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72
	5 feet	#4 at 72	#4 at 72	#4 at 72
	6 feet 8 inches	#4 at 72	#4 at 72	#5 at 72
7 feet 4 inches	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72
	5 feet	#4 at 72	#4 at 72	#4 at 72
	6 feet	#4 at 72	#4 at 72	#5 at 72
	7 feet 4 inches	#4 at 72	#5 at 72	#6 at 72
8 feet	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72
	5 feet	#4 at 72	#4 at 72	#4 at 72
	6 feet	#4 at 72	#4 at 72	#5 at 72
	7 feet	#4 at 72	#5 at 72	#6 at 72
	8 feet	#5 at 72	#6 at 72	#6 at 64
8 feet 8 inches	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72
	5 feet	#4 at 72	#4 at 72	#4 at 72
	6 feet	#4 at 72	#4 at 72	#5 at 72
	7 feet	#4 at 72	#5 at 72	#6 at 72
	8 feet 8 inches	#5 at 72	#7 at 72	#6 at 48
9 feet 4 inches	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72
	5 feet	#4 at 72	#4 at 72	#4 at 72
	6 feet	#4 at 72	#5 at 72	#5 at 72
	7 feet	#4 at 72	#5 at 72	#6 at 72
	8 feet	#5 at 72	#6 at 72	#6 at 56
	9 feet 4 inches	#6 at 72	#6 at 48	#6 at 40
10 feet	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72
	5 feet	#4 at 72	#4 at 72	#4 at 72
	6 feet	#4 at 72	#5 at 72	#5 at 72
	7 feet	#4 at 72	#6 at 72	#6 at 72
	8 feet	#5 at 72	#6 at 72	#6 at 48

	9 feet	#6 at 72	#6 at 56	#6 at 40
	10 feet	#6 at 64	#6 at 40	#6 at 32

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot per foot = 0.157 kPa/mm.

- a. Mortar shall be Type M or S and masonry shall be laid in running bond.
- b. Alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per lineal foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches.
- c. Vertical reinforcement shall be Grade 60 minimum. The distance, d , from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 8.75 inches.
- d. Soil classes are in accordance with the Unified Soil Classification System and design lateral soil loads are for moist conditions without hydrostatic pressure. Refer to Table R405.1.
- e. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground levels. Where an interior concrete slab-on-grade is provided and in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height is permitted to be measured from the exterior finish ground level to the top of the interior concrete slab is permitted.

R404.1.1.1 Masonry foundation walls.

Concrete masonry and clay masonry foundation walls shall be constructed as set forth in Table R404.1.1(1), R404.1.1(2), R404.1.1(3) or R404.1.1(4) and shall also comply with applicable provisions of Sections R606, R607 and R608. The use of rubble stone masonry foundation walls and plain masonry shall be limited to regions where the ultimate design wind speed, v_{ult} is 115 mph or less unless an engineered design is provided.

R404.1.1.1.1 Bond beams, footing dowels and foundation wall reinforcing, wood or steel light-framed first story walls.

Where first story walls are of wood or steel light-frame, a minimum 8 inch by 8 inch (203 mm × 203 mm) nominal grouted masonry or concrete bond beam shall be provided at the top course of the foundation wall. The bond beam shall be reinforced with not less than one No. 5 bar, continuous around corners and intersections.

R404.1.1.1.2

Where first story walls are of wood or steel light-frame, footing dowel bars and foundation vertical reinforcing shall be not less than No. 4 bars at 8 feet (2438 mm) on center, placed in fully grouted cells. Dowels shall extend into the cast concrete footing and terminate with a standard hook at three inches clear of the footing bottom. Vertical wall reinforcing shall be lap spliced with the dowel, extend into the bond beam at the wall top, and terminate with a standard hook at 1¹/₂ inches (38 mm) clear of the top of the bond beam. Alternately, stem wall vertical reinforcing shall be permitted to extend into the footing and be terminated with a standard hook at 3 inches (76 mm) clear of the bottom of the footing. In addition grouted, reinforced vertical cells shall be provided at hold down post anchorages and at uplift anchorages that use straps embedded into concrete or masonry.

R404.1.2 Concrete foundation walls.

Concrete foundation walls that support light-frame walls shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support above-grade concrete walls that are within the applicability limits of Section R611.2 shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support above-grade concrete walls that are not within the applicability limits of Section R611.2 shall be designed and constructed in accordance with the provisions of ACI 318, ACI 332 or PCA 100. When ACI 318, ACI 332, PCA 100 or the provisions of this section are used to design concrete foundation walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the *jurisdiction* having authority.

TABLE R404.1.2(1)

MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS^{a, b}

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story
> 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.

a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength 2,500 psi.

b. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.

TABLE R404.1.2(2)

MINIMUM VERTICAL REINFORCEMENT FOR 6-INCH NOMINAL FLAT CONCRETE BASEMENT WALLS^{b, c, d, e, g, h, i, j}

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^f (feet)	MINIMUM VERTICAL REINFORCEMENT – BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	6 @ 39	6 @ 48
	6	5 @ 39	6 @ 48	6 @ 35
	7	6 @ 48	6 @ 34	6 @ 25
	8	6 @ 39	6 @ 25	6 @ 18
9	4	NR	NR	NR
	5	NR	5 @ 37	6 @ 48
	6	5 @ 36	6 @ 44	6 @ 32
	7	6 @ 47	6 @ 30	6 @ 22
	8	6 @ 34	6 @ 22	6 @ 16
	9	6 @ 27	6 @ 17	DR
10	4	NR	NR	NR
	5	NR	5 @ 35	6 @ 48
	6	6 @ 48	6 @ 41	6 @ 30
	7	6 @ 43	6 @ 28	6 @ 20
	8	6 @ 31	6 @ 20	DR
	9	6 @ 24	6 @ 15	DR
	10	6 @ 19	DR	DR

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.

a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.

b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi

concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.2.3.7.2.

c. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).

d. Deflection criterion is $L/240$, where L is the height of the basement wall in inches.

e. Interpolation is not permitted.

f. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.

g. NR indicates no vertical wall reinforcement is required, except for 6-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be No. 4@48 inches on center.

h. See Section R404.1.2.2 for minimum reinforcement required for basement walls supporting above-grade concrete walls.

i. See Table R611.3 for tolerance from nominal thickness permitted for flat walls.

j. DR means design is required in accordance with the applicable building code, or where there is no code, in accordance with ACI 318.

TABLE R404.1.2(3)

MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203 mm) NOMINAL FLAT CONCRETE BASEMENT WALLS^{b, c, d, e, f, h, i}

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^g (feet)	MINIMUM VERTICAL REINFORCEMENT—BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 37
	7	NR	6 @ 36	6 @ 35

	8	6 @ 41	6 @ 35	6 @ 26
9	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 35
	7	NR	6 @ 35	6 @ 32
	8	6 @ 36	6 @ 32	6 @ 23
	9	6 @ 35	6 @ 25	6 @ 18
10	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 35
	7	NR	6 @ 35	6 @ 29
	8	6 @ 35	6 @ 29	6 @ 21
	9	6 @ 34	6 @ 22	6 @ 16
	10	6 @ 27	6 @ 17	6 @ 13

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.

a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.

b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi (420 MPa), concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.2.3.7.2.

c. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).

d. NR indicates no vertical reinforcement is required.

e. Deflection criterion is $L/240$, where L is the height of the basement wall in inches.

f. Interpolation is not permitted.

g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.

h. See Section R404.1.2.2 for minimum reinforcement required for basement walls supporting above-grade concrete walls.

i. See Table R611.3 for tolerance from nominal thickness permitted for flat walls.

TABLE R404.1.2(4)

MINIMUM VERTICAL REINFORCEMENT FOR 10-INCH NOMINAL FLAT CONCRETE BASEMENT WALLS^{b, c, d, e, f, h, i}

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^g (feet)	MINIMUM VERTICAL REINFORCEMENT – BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	NR
	7	NR	NR	NR
	8	6 @ 48	6 @ 35	6 @ 28
9	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	NR
	7	NR	NR	6 @ 31
	8	NR	6 @ 31	6 @ 28
	9	6 @ 37	6 @ 28	6 @ 24
10	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	NR
	7	NR	NR	6 @ 28
	8	NR	6 @ 28	6 @ 28
	9	6 @ 33	6 @ 28	6 @ 21
	10	6 @ 28	6 @ 23	6 @ 17

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.

- a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
- b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.2.3.7.2.
- c. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).
- d. NR indicates no vertical reinforcement is required.
- e. Deflection criterion is $L/240$, where L is the height of the basement wall in inches.
- f. Interpolation is not permitted.
- g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.
- h. See Section R404.1.2.2 for minimum reinforcement required for basement walls supporting above-grade concrete walls.
- i. See Table R611.3 for tolerance from nominal thickness permitted for flat walls.

TABLE R404.1.2(5)

MINIMUM VERTICAL WALL REINFORCEMENT FOR 6-INCH WAFFLE-GRID BASEMENT WALLS^{b, c, d, e, g, h, i}

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^f (feet)	MINIMUM VERTICAL REINFORCEMENT – BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	4 @ 48	4 @ 46	6 @ 39
	5	4 @ 45	5 @ 46	6 @ 47
	6	5 @ 45	6 @ 40	DR
	7	6 @ 44	DR	DR

	8	6 @ 32	DR	DR
9	4	4 @ 48	4 @ 46	4 @ 37
	5	4 @ 42	5 @ 43	6 @ 44
	6	5 @ 41	6 @ 37	DR
	7	6 @ 39	DR	DR
	> 8	DR ⁱ	DR	DR
10	4	4 @ 48	4 @ 46	4 @ 35
	5	4 @ 40	5 @ 40	6 @ 41
	6	5 @ 38	6 @ 34	DR
	7	6 @ 36	DR	DR
	> 8	DR	DR	DR

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.

a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.

b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.2.3.7.2.

c. Maximum spacings shown are the values calculated for the specified bar size. Where the bar used is Grade 60 and the size specified in the table, the actual spacing in the wall shall not exceed a whole-number multiple of 12 inches (i.e., 12, 24, 36 and 48) that is less than or equal to the tabulated spacing. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).

d. Deflection criterion is $L/240$, where L is the height of the basement wall in inches.

e. Interpolation is not permitted.

f. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.

g. See Section R404.1.2.2 for minimum reinforcement required for basement walls supporting above-grade concrete walls.

h. See Table R611.3 for thicknesses and dimensions of waffle-grid walls.

i. DR means design is required in accordance with the applicable building code, or where

there is no code, in accordance with ACI 318.

TABLE R404.1.2(6)

MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH WAFFLE-GRID BASEMENT WALLS^{b, c, d, e, f, h, i, j}

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^g (feet)	MINIMUM VERTICAL REINFORCEMENT – BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	5 @ 48	5 @ 46
	6	5 @ 48	5 @ 43	6 @ 45
	7	5 @ 46	6 @ 43	6 @ 31
	8	6 @ 48	6 @ 32	6 @ 23
9	4	NR	NR	NR
	5	NR	5 @ 47	5 @ 46
	6	5 @ 46	5 @ 39	6 @ 41
	7	5 @ 42	6 @ 38	6 @ 28
	8	6 @ 44	6 @ 28	6 @ 20
	9	6 @ 34	6 @ 21	DR
10	4	NR	NR	NR
	5	NR	5 @ 46	5 @ 44
	6	5 @ 46	5 @ 37	6 @ 38
	7	5 @ 38	6 @ 35	6 @ 25
	8	6 @ 39	6 @ 25	DR
	9	6 @ 30	DR	DR
	10	6 @ 24	DR	DR

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.

- a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
- b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.2.3.7.2.
- c. Maximum spacings shown are the values calculated for the specified bar size. Where the bar used is Grade 60 (420 MPa) and the size specified in the table, the actual spacing in the wall shall not exceed a whole-number multiple of 12 inches (i.e., 12, 24, 36 and 48) that is less than or equal to the tabulated spacing. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).
- d. NR indicates no vertical reinforcement is required.
- e. Deflection criterion is $L/240$, where L is the height of the basement wall in inches.
- f. Interpolation shall not be permitted.
- g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.
- h. See Section R404.1.2.2 for minimum reinforcement required for basement walls supporting above-grade concrete walls.
- i. See Table R611.3 for thicknesses and dimensions of waffle-grid walls.
- j. DR means design is required in accordance with the applicable building code, or where there is no code, in accordance with ACI 318.

TABLE R404.1.2(7)

MINIMUM VERTICAL REINFORCEMENT FOR 6-INCH (152 mm) SCREEN-GRID BASEMENT WALLS^{b, c, d, e, g, h, i,}

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^f (feet)	MINIMUM VERTICAL REINFORCEMENT—BAR SIZE AND SPACING (inches)		
		Soil classes ^a and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60

8	4	4 @ 48	4 @ 48	5 @ 43
	5	4 @ 48	5 @ 48	5 @ 37
	6	5 @ 48	6 @ 45	6 @ 32
	7	6 @ 48	DR	DR
	8	6 @ 36	DR	DR
9	4	4 @ 48	4 @ 48	4 @ 41
	5	4 @ 48	5 @ 48	6 @ 48
	6	5 @ 45	6 @ 41	DR
	7	6 @ 43	DR	DR
	> 8	DR	DR	DR
10	4	4 @ 48	4 @ 48	4 @ 39
	5	4 @ 44	5 @ 44	6 @ 46
	6	5 @ 42	6 @ 38	DR
	7	6 @ 40	DR	DR
	> 8	DR	DR	DR

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.

a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.

b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi (420 MPa), concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.2.3.7.2.

c. Maximum spacings shown are the values calculated for the specified bar size. Where the bar used is Grade 60 and the size specified in the table, the actual spacing in the wall shall not exceed a whole-number multiple of 12 inches (i.e., 12, 24, 36 and 48) that is less than or equal to the tabulated spacing. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).

d. Deflection criterion is $L/240$, where L is the height of the basement wall in inches.

e. Interpolation is not permitted.

f. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.

g. See Sections R404.1.2.2 for minimum reinforcement required for basement walls supporting above-grade concrete walls.

h. See Table R611.3 for thicknesses and dimensions of screen-grid walls.

i. DR means design is required in accordance with the applicable building code, or where there is no code, in accordance with ACI 318.

TABLE R404.1.2(8)

MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-INCH AND 12-INCH NOMINAL FLAT BASEMENT WALLS^{b, c, d, e, f, h, i, k, n}

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^g (feet)	MINIMUM VERTICAL REINFORCEMENT – BAR SIZE AND SPACING (inches)										
		Soil classes ^a and design lateral soil (psf per foot of depth)										
		GW, GP, SW, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-C inorganic 60		
		Minimum nominal wall thickness (inches)										
		6	8	10	12	6	8	10	12	6	8	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR ^l	NR	NR	4 @ 35	NR ^l	NR
	6	NR	NR	NR	NR	5 @ 48	NR	NR	NR	5 @ 36	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 47	NR	NR
	6	NR	NR	NR	NR	5 @ 42	NR	NR	NR	6 @ 43	5 @ 48	NR
		5				6	5			6	6	

	7	@ 46	NR	NR	NR	@ 42	@ 46	NR ^I	NR	@ 34	@ 48	I
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	I
	5	NR	NR	NR	NR	4 @ 38	NR ^I	NR	NR	5 @ 43	NR	I
	6	4 @ 37	NR ^I	NR	NR	5 @ 37	NR	NR	NR	6 @ 37	5 @ 43	I
	7	5 @ 40	NR	NR	NR	6 @ 37	5 @ 41	NR ^I	NR	6 @ 34	6 @ 43	I
	8	6 @ 43	5 @ 47	NR ^I	NR	6 @ 34	6 @ 43	NR	NR	6 @ 27	6 @ 32	
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	I
	5	NR	NR	NR	NR	4 @ 35	NR ^I	NR	NR	5 @ 40	NR	I
	6	4 @ 34	NR ^I	NR	NR	6 @ 48	NR	NR	NR	6 @ 36	6 @ 39	I
	7	5 @ 36	NR	NR	NR	6 @ 34	5 @ 37	NR	NR	6 @ 33	6 @ 38	
	8	6 @ 38	5 @ 41	NR ^I	NR	6 @ 33	6 @ 38	5 @ 37	NR ^I	6 @ 24	6 @ 29	
	9	6 @ 34	6 @ 46	NR	NR	6 @ 26	6 @ 30	6 @ 41	NR	6 @ 19	6 @ 23	
	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	I
	5	NR	NR	NR	NR	4 @ 33	NR ^I	NR	NR	5 @ 38	NR	I
	6	5 @ 48	NR ^I	NR	NR	6 @ 45	NR	NR	NR	6 @ 34	5 @ 37	I

10	7	6 @ 47	NR	NR	NR	6 @ 34	6 @ 48	NR	NR	6 @ 30	6 @ 35
	8	6 @ 34	5 @ 38	NR	NR	6 @ 30	6 @ 34	6 @ 47	NR ^l	6 @ 22	6 @ 26
	9	6 @ 34	6 @ 41	4 @ 48	NR ^l	6 @ 23	6 @ 27	6 @ 35	4 @ 48 ^m	DR	6 @ 22
	10	6 @ 28	6 @ 33	6 @ 45	NR	DR ^j	6 @ 23	6 @ 29	6 @ 38	DR	6 @ 22

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.

a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.

b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi.

c. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).

d. NR indicates no vertical wall reinforcement is required, except for 6-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be #4@48 inches on center.

e. Allowable deflection criterion is $L/240$, where L is the unsupported height of the basement wall in inches.

f. Interpolation is not permitted.

g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.

h. Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 10 percent of the wall thickness or $3/8$ -inch.

i. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than $3/4$ -inch. Concrete cover for reinforcement measured from the outside face of the wall shall not be less than $1\frac{1}{2}$ inches for No. 5 bars and smaller, and not less than 2 inches for

larger bars.

j. DR means design is required in accordance with the applicable building code, or where there is no code in accordance with ACI 318.

k. Concrete shall have a specified compressive strength, f'_c of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote l or m.

l. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, f'_c is 4,000 psi.

m. A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, f'_c is 3,500 psi.

n. See Table R611.3 for tolerance from nominal thickness permitted for flat walls.

TABLE R404.1.2(9)

MINIMUM SPACING FOR ALTERNATE BAR SIZE AND/OR ALTERNATE GRADE OF STEEL^{a, b, c}

BAR SPACING FROM APPLICABLE TABLE IN SECTION R404.1.2.2 (inches)	BAR SIZE FROM APPLICABLE TABLE IN SECTION R404.1.2.2														
	#4					#5					#6				
	Alternate bar size and/or alternate grade of steel desired														
	Grade 60		Grade 40			Grade 60		Grade 40			Grade 60		Grade 40		
	#5	#6	#4	#5	#6	#4	#6	#4	#5	#6	#4	#5	#4	#5	#6
	Maximum spacing for alternate bar size and/or alternate grade of steel (inches)														
8	12	18	5	8	12	5	11	3	5	8	4	6	2	4	5
9	14	20	6	9	13	6	13	4	6	9	4	6	3	4	6
10	16	22	7	10	15	6	14	4	7	9	5	7	3	5	7
11	17	24	7	11	16	7	16	5	7	10	5	8	3	5	7
12	19	26	8	12	18	8	17	5	8	11	5	8	4	6	8
13	20	29	9	13	19	8	18	6	9	12	6	9	4	6	9
14	22	31	9	14	21	9	20	6	9	13	6	10	4	7	9
15	23	33	10	16	22	10	21	6	10	14	7	11	5	7	10
16	25	35	11	17	23	10	23	7	11	15	7	11	5	8	11

17	26	37	11	18	25	11	24	7	11	16	8	12	5	8	11
18	28	40	12	19	26	12	26	8	12	17	8	13	5	8	12
19	29	42	13	20	28	12	27	8	13	18	9	13	6	9	13
20	31	44	13	21	29	13	28	9	13	19	9	14	6	9	13
21	33	46	14	22	31	14	30	9	14	20	10	15	6	10	14
22	34	48	15	23	32	14	31	9	15	21	10	16	7	10	15
23	36	48	15	24	34	15	33	10	15	22	10	16	7	11	15
24	37	48	16	25	35	15	34	10	16	23	11	17	7	11	16
25	39	48	17	26	37	16	35	11	17	24	11	18	8	12	17
26	40	48	17	27	38	17	37	11	17	25	12	18	8	12	17
27	42	48	18	28	40	17	38	12	18	26	12	19	8	13	18
28	43	48	19	29	41	18	40	12	19	26	13	20	8	13	19
29	45	48	19	30	43	19	41	12	19	27	13	20	9	14	19
30	47	48	20	31	44	19	43	13	20	28	14	21	9	14	20
31	48	48	21	32	45	20	44	13	21	29	14	22	9	15	21
32	48	48	21	33	47	21	45	14	21	30	15	23	10	15	21
33	48	48	22	34	48	21	47	14	22	31	15	23	10	16	22
34	48	48	23	35	48	22	48	15	23	32	15	24	10	16	23
35	48	48	23	36	48	23	48	15	23	33	16	25	11	16	23
36	48	48	24	37	48	23	48	15	24	34	16	25	11	17	24
37	48	48	25	38	48	24	48	16	25	35	17	26	11	17	25
38	48	48	25	39	48	25	48	16	25	36	17	27	12	18	25
39	48	48	26	40	48	25	48	17	26	37	18	27	12	18	26
40	48	48	27	41	48	26	48	17	27	38	18	28	12	19	27
41	48	48	27	42	48	26	48	18	27	39	19	29	12	19	27
42	48	48	28	43	48	27	48	18	28	40	19	30	13	20	28
43	48	48	29	44	48	28	48	18	29	41	20	30	13	20	29
44	48	48	29	45	48	28	48	19	29	42	20	31	13	21	29
45	48	48	30	47	48	29	48	19	30	43	20	32	14	21	30

(continued)

TABLE R404.1.2(9)—continued

MINIMUM SPACING FOR ALTERNATE BAR SIZE AND/OR ALTERNATE GRADE OF STEEL^{a, b, c}

BAR SPACING FROM APPLICABLE TABLE IN SECTION R404.1.2.2 (inches)	BAR SIZE FROM APPLICABLE TABLE IN SECTION R404.1.2.2														
	#4					#5					#6				
	Alternate bar size and/or alternate grade of steel desired to be used														
	Grade 60		Grade 40			Grade 60		Grade 40			Grade 60		Grade 40		
	#5	#6	#4	#5	#6	#4	#6	#4	#5	#6	#4	#5	#4	#5	#6
	Maximum spacing for alternate bar size and/or alternate grade of steel (inches)														
46	48	48	31	48	48	30	48	20	31	44	21	32	14	22	31
47	48	48	31	48	48	30	48	20	31	44	21	33	14	22	31
48	48	48	32	48	48	31	48	21	32	45	22	34	15	23	32

For SI: 1 inch = 25.4 mm, 1 pound per square inch = 6.895 kPa.

a. This table is for use with tables in Section R404.1.2.2 that specify the minimum bar size and maximum spacing of vertical wall reinforcement for foundation walls and above-grade walls. Reinforcement specified in tables in Sections R404.1.2.2 is based on Grade 60 steel reinforcement.

b. Bar spacing shall not exceed 48 inches on center and shall not be less than one-half the nominal wall thickness.

c. For Grade 50 steel bars (ASTM A 996, Type R), use spacing for Grade 40 bars or interpolate between Grades 40 and 60.

R404.1.2.1 Concrete cross-section.

Concrete walls constructed in accordance with this code shall comply with the shapes and minimum concrete cross-sectional dimensions required by Table R611.3. Other types of forming systems resulting in concrete walls not in compliance with this section and Table R611.3 shall be designed in accordance with ACI 318.

R404.1.2.2 Reinforcement for foundation walls.

Concrete foundation walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be provided in accordance with Table R404.1.2(1). Vertical reinforcement shall be provided in accordance with Table R404.1.2(2), R404.1.2(3), R404.1.2(4), R404.1.2(5), R404.1.2(6), R404.1.2(7) or R404.1.2(8). Vertical reinforcement for flat *basement* walls retaining 4 feet (1219 mm) or more of unbalanced backfill is permitted to be determined in accordance with Table R404.1.2(9). For *basement* walls supporting above-grade concrete walls, vertical reinforcement shall be the greater of that required by Tables R404.1.2(2) through R404.1.2(8) or by Section R611.6 for the above-grade wall.

R404.1.2.2.1 Concrete foundation stem walls supporting above-grade concrete walls.

Foundation stem walls that support above-grade concrete walls shall be designed and constructed in accordance with this section.

1. Stem walls not laterally supported at top. Concrete stem walls that are not monolithic with slabs-on-ground or are not otherwise laterally supported by slabs-on-ground shall comply with this section. Where unbalanced backfill retained by the stem wall is less than or equal to 18 inches (457 mm), the stem wall and above-grade wall it supports shall be provided with vertical reinforcement in accordance with Section R611.6 and Table R611.6(1), R611.6(2) or R611.6(3) for above-grade walls. Where unbalanced backfill retained by the stem wall is greater than 18 inches (457 mm), the stem wall and above-grade wall it supports shall be provided with vertical reinforcement in accordance with Section R611.6 and Table R611.6(4).

2. Stem walls laterally supported at top. Concrete stem walls that are monolithic with slabs-on-ground or are otherwise laterally supported by slabs-on-ground shall be vertically reinforced in accordance with Section R611.6 and Table R611.6(1), R611.6(2) or R611.6(3) for abovegrade walls. Where the unbalanced backfill retained by the stem wall is greater than 18 inches (457 mm), the connection between the stem wall and the slab-on-ground, and the portion of the slab-on-ground providing lateral support for the wall shall be designed in accordance with PCA 100 or in accordance with accepted engineering practice. Where the unbalanced backfill retained by the stem wall is greater than 18 inches (457 mm), the minimum nominal thickness of the wall shall be 6 inches (152 mm).

R404.1.2.2.2 Concrete foundation stem walls supporting light-frame above-grade walls.

Concrete foundation stem walls that support light-frame above-grade walls shall be designed and constructed in accordance with this section.

1. Stem walls not laterally supported at top. Concrete stem walls that are not monolithic with slabs-on-ground or are not otherwise laterally supported by slabs-on-ground and retain 48 inches (1219 mm) or less of unbalanced fill, measured from the top of the wall, shall be constructed in accordance with Section R404.1.2. Foundation stem walls that retain more than 48 inches (1219 mm) of unbalanced fill, measured from the top of the wall, shall be designed in accordance with Sections R404.1.3 and R404.4.
2. Stem walls laterally supported at top. Concrete stem walls that are monolithic with slabs-on-ground or are otherwise laterally supported by slabs-on-ground shall be constructed in accordance with Section R404.1.2. Where the unbalanced backfill retained by the stem wall is greater than 48 inches (1219 mm), the connection between the stem wall and the slab-on-ground, and the portion of the slab-on-ground providing lateral support for the wall shall be designed in accordance with PCA 100 or in accordance with accepted engineering practice.

R404.1.2.3 Concrete, materials for concrete, and forms.

Materials used in concrete, the concrete itself and forms shall conform to requirements of this section or ACI 318.

R404.1.2.3.1 Compressive strength.

The minimum specified compressive strength of concrete, f'_c , shall comply with Section R402.2 and shall be not less than 2,500 psi (17.2 MPa) at 28 days.

R404.1.2.3.2 Concrete mixing and delivery.

Mixing and delivery of concrete shall comply with ASTM C 94 or ASTM C 685.

R404.1.2.3.3 Maximum aggregate size.

The nominal maximum size of coarse aggregate shall not exceed one-fifth the narrowest distance between sides of forms, or three-fourths the clear spacing between reinforcing bars or between a bar and the side of the form.

Exception: When *approved*, these limitations shall not apply where removable forms are used and workability and methods of consolidation permit concrete to be placed without honeycombs or voids.

R404.1.2.3.4 Proportioning and slump of concrete.

Proportions of materials for concrete shall be established to provide workability and consistency to permit concrete to be worked readily into forms and around reinforcement under conditions of placement to be employed, without segregation or excessive bleeding. Slump of concrete placed in removable forms shall not exceed 6 inches (152 mm).

Exception: When *approved*, the slump is permitted to exceed 6 inches (152 mm) for concrete mixtures that are resistant to segregation, and are in accordance with the form manufacturer's recommendations.

Slump of concrete placed in stay-in-place forms shall exceed 6 inches (152 mm). Slump of concrete shall be determined in accordance with ASTM C 143.

R404.1.2.3.5 Consolidation of concrete.

Concrete shall be consolidated by suitable means during placement and shall be worked around embedded items and reinforcement and into corners of forms. Where stay-in-place forms are used, concrete shall be consolidated by internal vibration.

Exception: When *approved* for concrete to be placed in stay-in-place forms, self-consolidating concrete mixtures with slumps equal to or greater than 8 inches (203 mm) that are specifically designed for placement without internal vibration need not be internally vibrated.

R404.1.2.3.6 Form materials and form ties.

Forms shall be made of wood, steel, aluminum, plastic, a composite of cement and foam insulation, a composite of cement and wood chips, or other *approved* material suitable for supporting and containing concrete. Forms shall provide sufficient strength to contain concrete during the concrete placement operation.

Form ties shall be steel, solid plastic, foam plastic, a composite of cement and wood chips, a composite of cement and foam plastic, or other suitable material capable of resisting the forces created by fluid pressure of fresh concrete.

R404.1.2.3.6.1 Stay-in-place forms.

Stay-in-place concrete forms shall comply with this section.

1. Surface burning characteristics. The flame-spread index and smoke-developed index of forming material, other than foam plastic, left exposed on the interior shall comply with Section R302. The surface burning characteristics of foam plastic used in insulating concrete forms shall comply with Section R316.3.
2. Interior covering. Stay-in-place forms constructed of rigid foam plastic shall be protected on the interior of the building as required by Section R316. Where gypsum board is used to protect the foam plastic, it shall be installed with a mechanical fastening system. Use of adhesives in addition to mechanical fasteners is permitted.
3. Exterior wall covering. Stay-in-place forms constructed of rigid foam plastics shall be protected from sunlight and physical damage by the application of an [approved](#) exterior wall covering complying with this code. Exterior surfaces of other stay-in-place forming systems shall be protected in accordance with this code.
4. Termite hazards. Foam plastic insulation shall be permitted below *grade* on foundation walls in accordance with one of the following conditions:
 - 4.1. Where in addition to the requirements in Section R318.1, an [approved](#) method of protecting the foam plastic and structure from subterranean termite damage is provided.
 - 4.2. The structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.
 - 4.3. On the interior side of [basement](#) walls.

R404.1.2.3.7 Reinforcement.

R404.1.2.3.7.1 Steel reinforcement.

Steel reinforcement shall comply with the requirements of ASTM A 615, A 706, or A 996. ASTM A 996 bars produced from rail steel shall be Type R.

R404.1.2.3.7.2 Location of reinforcement in wall.

The center of vertical reinforcement in *basement* walls determined from Tables R404.1.2(2) through R404.1.2(7) shall be located at the centerline of the wall. Vertical reinforcement in *basement* walls determined from Table R404.1.2(8) shall be located to provide a maximum cover of 1.25 inches (32 mm) measured from the inside face of the wall. Regardless of the table used to determine vertical wall reinforcement, the center of the steel shall not vary from the specified location by more than the greater of 10 percent of the wall thickness and $\frac{3}{8}$ -inch (10 mm). Horizontal and vertical reinforcement shall be located in foundation walls to provide the minimum cover required by Section R404.1.2.3.7.4.

R404.1.2.3.7.3 Wall openings.

Vertical wall reinforcement required by Section R404.1.2.2 that is interrupted by wall openings shall have additional vertical reinforcement of the same size placed within 12 inches (305 mm) of each side of the opening.

R404.1.2.3.7.4 Support and cover.

Reinforcement shall be secured in the proper location in the forms with tie wire or other bar support system to prevent displacement during the concrete placement operation. Steel reinforcement in concrete cast against the earth shall have a minimum cover of 3 inches (75 mm). Minimum cover for reinforcement in concrete cast in removable forms that will be exposed to the earth or weather shall be $1\frac{1}{2}$ inches (38 mm) for No. 5 bars and smaller, and 2 inches (50 mm) for No. 6 bars and larger. For concrete cast in removable forms that will not be exposed to the earth or weather, and for concrete cast in stay-in-place forms, minimum cover shall be $\frac{3}{4}$ inch (19 mm). The minus tolerance for cover shall not exceed the smaller of one-third the required cover or $\frac{3}{8}$ inch (10 mm).

R404.1.2.3.7.5 Lap splices.

Vertical and horizontal wall reinforcement shall be the longest lengths practical. Where splices are necessary in reinforcement, the length of lap splice shall be in accordance with Table R611.5.4.(1) and Figure R611.5.4(1). The maximum gap between noncontact parallel bars at a lap splice shall not exceed the smaller of one-fifth the required lap length and 6 inches (152 mm). See Figure R611.5.4(1).

R404.1.2.3.7.6 Alternate grade of reinforcement and spacing.

Where tables in Section R404.1.2.2 specify vertical wall reinforcement based on minimum bar size and maximum spacing, which are based on Grade 60 (414 MPa) steel reinforcement, different size bars and/or bars made from a different grade of steel are permitted provided an equivalent area of steel per linear foot of wall is provided. Use of Table R404.1.2(9) is permitted to determine the maximum bar spacing for different bar sizes than specified in the tables and/or bars made from a different grade of steel. Bars shall not be spaced less than one-half the wall thickness, or more than 48 inches (1219 mm) on center.

R404.1.2.3.7.7 Standard hooks.

Where reinforcement is required by this code to terminate with a standard hook, the hook shall comply with Section R611.5.4.5 and Figure R611.5.4(3).

R404.1.2.3.7.8 Construction joint reinforcement.

Construction joints in foundation walls shall be made and located to not impair the strength of the wall. Construction joints in plain concrete walls, including walls required to have not less than No. 4 bars at 48 inches (1219 mm) on center by Sections R404.1.2.2 and R404.1.4.2, shall be located at points of lateral support, and a minimum of one No. 4 bar shall extend across the construction joint at a spacing not to exceed 24 inches (610 mm) on center. Construction joint reinforcement shall have a minimum of 12 inches (305 mm) embedment on both sides of the joint. Construction joints in reinforced concrete walls shall be located in the middle third of the span between lateral supports, or located and constructed as required for joints in plain concrete walls.

Exception: Use of vertical wall reinforcement required by this code is permitted in lieu of construction joint reinforcement provided the spacing does not exceed 24 inches (610 mm), or the combination of wall reinforcement and No.4 bars described above does not exceed 24 inches (610 mm).

R404.1.2.3.8 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.

R404.1.2.4 Requirements for Seismic Design Category C.

Reserved.

R404.1.3 Design required.

Concrete or masonry foundation walls shall be designed in accordance with accepted engineering practice when either of the following conditions exists:

1. Walls are subject to hydrostatic pressure from groundwater.
2. Walls supporting more than 48 inches (1219 mm) of unbalanced backfill that do not have permanent lateral support at the top or bottom.

R404.1.4 Seismic Design Category D₀, D₁ or D₂.

Reserved.

R404.1.4.1

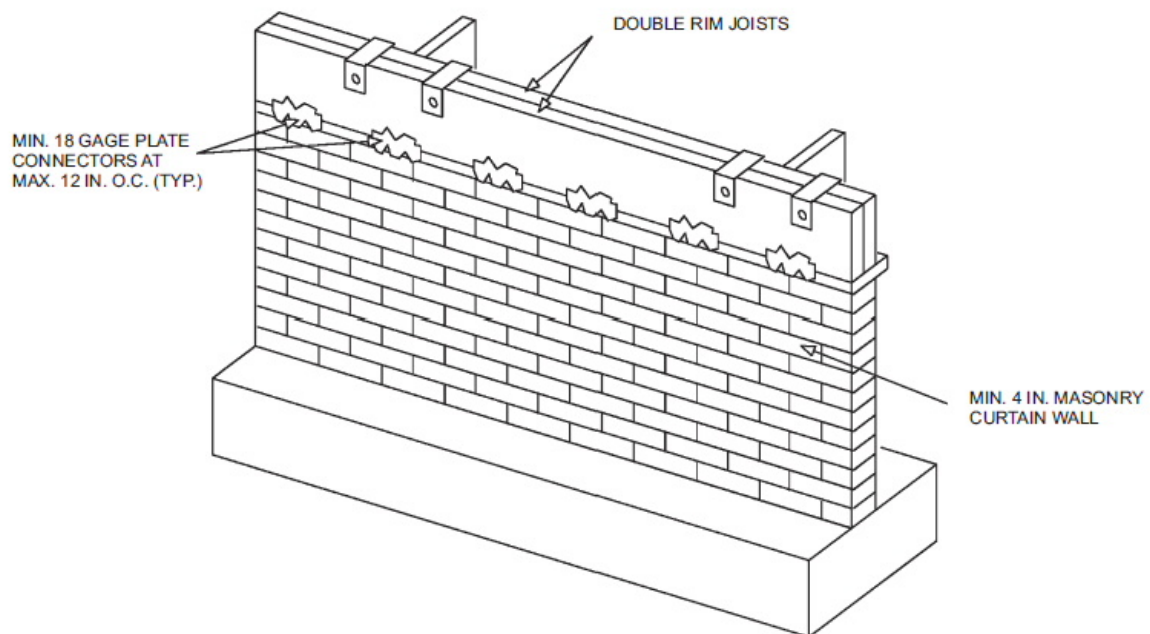
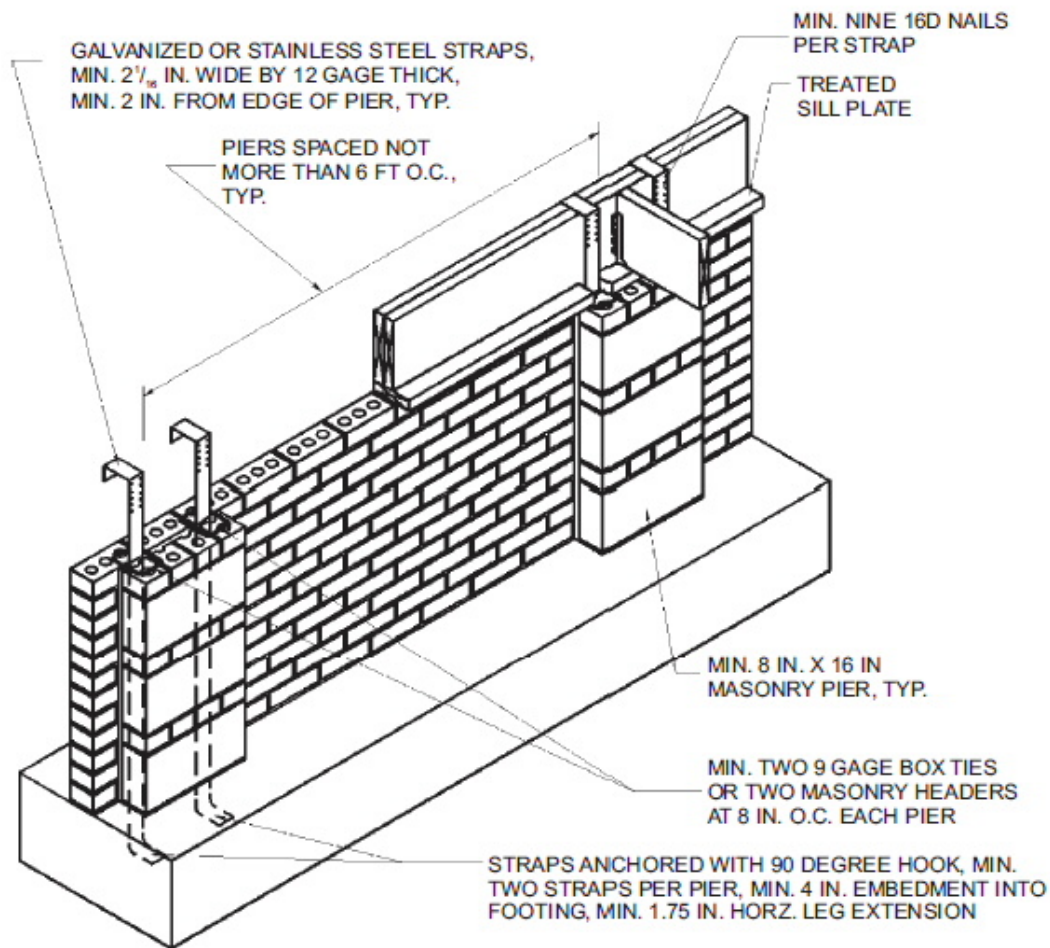
Reserved.

R404.1.4.2

Reserved.

R404.1.5 Foundation wall thickness based on walls supported.

The thickness of masonry or concrete foundation walls shall not be less than that required by Section R404.1.5.1 or R404.1.5.2, respectively.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad.

FIGURE R404.1.5(1)
FOUNDATION WALL CLAY MASONRY CURTAIN WALL WITH CONCRETE MASONRY
PIERS

R404.1.5.1 Masonry wall thickness.

Masonry foundation walls shall not be less than the thickness of the wall supported, except that masonry foundation walls of at least 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 the requirements of Section R404.1.1 are met.

R404.1.5.2 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 R404.1.2(8) and located in the wall as required by Section R404.1.2.3.7.2 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.

R404.1.5.3 Pier and curtain wall foundations.

In regions where the ultimate design wind speed, V_{ult} , is 115 mph or less, pier and curtain wall foundations shall be permitted to support light-frame construction not more than two stories in height, provided 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 Chapter 6.
3. Piers shall be constructed in accordance with Section R606.6.1 and shall be bonded into the load-bearing masonry wall in accordance with Section R608.1.1 or Section R608.1.1.2.
4. The maximum height of a 4-inch (102 mm) load-bearing masonry foundation wall supporting wood-frame walls and floors shall not be more than 4 feet (1219 mm).
5. Anchorage shall be in accordance with Section R403.1.6, Figure R404.1.5(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. Reserved.

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 (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

R404.1.7 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.

R404.1.8 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 psf (481 kg/m²).

R404.2 Wood foundation walls.

Wood foundation walls shall be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.1(3).

R404.2.1 Identification.

All load-bearing lumber shall be identified by the grade *mark* of a lumber grading or inspection agency which has been *approved* by an accreditation body that complies with DOC PS 20. In lieu of a grade *mark*, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted. Wood structural panels shall conform to DOC PS 1 or DOC PS 2 and shall be identified by a grade *mark* or certificate of inspection issued by an *approved agency*.

R404.2.2 Stud size.

The studs used in foundation walls shall be 2-inch by 6-inch (51 mm by 152 mm) members. When spaced 16 inches (406 mm) on center, a wood species with an F_b value of not less than 1,250 pounds per square inch (8619 kPa) as listed in AF&PA/NDS shall be used. When spaced 12 inches (305 mm) on center, an F_b of not less than 875 psi (6033 kPa) shall be required.

R404.2.3 Height of backfill.

For wood foundations that are not designed and installed in accordance with AF&PA PWF, the height of backfill against a foundation wall shall not exceed 4 feet (1219 mm). When the height of fill is more than 12 inches (305 mm) above the interior *grade* of a crawl space or floor of a *basement*, the thickness of the plywood sheathing shall meet the requirements of Table R404.2.3.

TABLE R404.2.3

PLYWOOD GRADE AND THICKNESS FOR WOOD FOUNDATION CONSTRUCTION
(30 pcf equivalent-fluid weight soil pressure)

HEIGHT OF FILL (inches)	STUD SPACING (inches)	FACE GRAIN ACROSS STUDS			FACE GRAIN PARALLEL TO STUDS		
		Grade ^a	Minimum thickness (inches)	Span rating	Grade ^a	Minimum thickness (inches) ^{b, c}	Span rating
24	12	B	$15/32$	32/16	A	$15/32$	32/16
					B	$15/32^c$	32/16
	16	B	$15/32$	32/16	A	$15/32^c$	32/16
					B	$19/32^c$ (4, 5 ply)	40/20
	12	B	$15/32$	32/16	A	$15/32$	32/16
					B	$15/32^c$ (4, 5 ply)	32/16

36					B	$^{19}/_{32}(4, 5 \text{ ply})$	40/20
	16	B	$^{15}/_{32}^c$	32/16	A	$^{19}/_{32}$	40/20
					B	$^{23}/_{32}$	48/24
48	12	B	$^{15}/_{32}$	32/16	A	$^{15}/_{32}^c$	32/16
					B	$^{19}/_{32}^c (4, 5 \text{ ply})$	40/20
	16	B	$^{19}/_{32}$	40/20	A	$^{19}/_{32}^c$	40/20
					A	$^{23}/_{32}$	48/24

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per cubic foot = 0.1572kN/m³.

a. Plywood shall be of the following minimum grades in accordance with DOC PS 1 or DOC PS 2:

1. DOC PS 1 Plywood grades marked:

1.1. Structural I C-D (Exposure 1)

1.2. C-D (Exposure 1)

2. DOC PS 2 Plywood grades marked:

2.1. Structural I Sheathing (Exposure 1)

2.2. Sheathing (Exposure 1)

3. Where a major portion of the wall is exposed above ground and a better appearance is desired, the following plywood grades marked exterior are suitable:

3.1. Structural I A-C, Structural I B-C or Structural I C-C (Plugged) in accordance with DOC PS 1

3.2. A-C Group 1, B-C Group 1, C-C (Plugged) Group 1 or MDO Group 1 in accordance with DOC PS 1

3.3. Single Floor in accordance with DOC PS 1 or DOC PS 2

b. Minimum thickness $^{15}/_{32}$ inch, except crawl space sheathing may be $^{3}/_{8}$ inch for face grain across studs 16 inches on center and maximum 2-foot depth of unequal fill.

c. For this fill height, thickness and grade combination, panels that are continuous over less than three spans (across less than three stud spacings) require blocking 16 inches above the bottom plate. Offset adjacent blocks and fasten through studs with two 16d corrosion-

resistant nails at each end.

R404.2.4 Backfilling.

Wood foundation walls shall not be backfilled until the *basement* floor and first floor have been constructed or the walls have been braced. For crawl space construction, backfill or bracing shall be installed on the interior of the walls prior to placing backfill on the exterior.

R404.2.5 Drainage and dampproofing.

Wood foundation basements shall be drained and dampproofed in accordance with Sections R405 and R406, respectively.

R404.2.6 Fastening.

Wood structural panel foundation wall sheathing shall be attached to framing in accordance with Sections R402.1.1 and R602.3.

R404.2.7 Anchorage of wood and steel light-frame wall systems.

Anchorage of wood or steel light framed first story walls shall be in accordance with the following:

R404.2.7.1

For wood light-frame walls, sill plate anchorage, wall stud to foundation uplift anchorage and hold down post anchorage shall be in accordance with AF&PA WFCM.

R404.2.7.2

For steel light-frame walls, wall bottom and braced wall chord stud anchorage shall be in accordance with AISI COFS/PM.

R404.3 Wood sill plates.

Wood sill plates shall be a minimum of 2-inch by 4-inch (51 mm by 102 mm) nominal lumber. Sill plate anchorage shall be in accordance with Section R404.2.7.1.

R404.4 Retaining walls.

Retaining walls that are not laterally supported at the top and that retain in excess of 24 inches (610 mm) of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.

404.5 Precast concrete foundation walls.**R404.5.1 Design.**

Precast concrete foundation walls shall be designed in accordance with accepted engineering practice. The design and manufacture of precast concrete foundation wall panels shall comply with the materials requirements of Section R402.3 or ACI 318. The panel design drawings shall be prepared by a registered design professional where required by the statutes of the *jurisdiction* in which the project is to be constructed in accordance with Section 106.1 of the *Florida Building Code, Building*.

R404.5.2 Precast concrete foundation design drawings.

Precast concrete foundation wall design drawings shall be submitted to the *building official* and *approved* prior to installation. Drawings shall include, at a minimum, the information specified below:

1. Design loading as applicable;
2. Footing design and material;
3. Concentrated loads and their points of application;
4. Soil bearing capacity;
5. Maximum allowable total uniform load; and
6. Ultimate design wind speed, v_{ult} from Figure R301.2(4).

R404.5.3 Identification.

Precast concrete foundation wall panels shall be identified by a certificate of inspection *label* issued by an *approved* third party inspection agency.

SECTION R405 FOUNDATION DRAINAGE

R405.1 Concrete or masonry foundations.

Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below *grade*. Drainage tiles, gravel or crushed stone drains, perforated pipe or other *approved* systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an *approved* drainage system. Gravel or crushed stone drains shall extend at least 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an *approved* filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R405.1.

TABLE R405.1

PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACTERISTICS ^a	FROST HEAVE POTENTIAL	VOL CHA POTE EXPAN
	GW	Well-graded gravels, gravel sand mixtures, little or no fines	Good	Low	Lo
	GP	Poorly graded gravels or gravel sand mixtures, little or no fines	Good	Low	Lo

Group I	SW	Well-graded sands, gravelly sands, little or no fines	Good	Low	Lo
	SP	Poorly graded sands or gravelly sands, little or no fines	Good	Low	Lo
	GM	Silty gravels, gravel-sand-silt mixtures	Good	Medium	Lo
	SM	Silty sand, sand-silt mixtures	Good	Medium	Lo
Group II	GC	Clayey gravels, gravel-sand-clay mixtures	Medium	Medium	Lo
	SC	Clayey sands, sand-clay mixture	Medium	Medium	Lo
	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Medium	High	Lo
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	Medium	Medium	Med to l
		Inorganic clays of high plasticity, fat			

Group III	CH	clays	Poor	Medium	Hi
	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	Poor	High	Hi
Group IV	OL	Organic silts and organic silty clays of low plasticity	Poor	Medium	Mex
	OH	Organic clays of medium to high plasticity, organic silts	Unsatisfactory	Medium	Hi
	Pt	Peat and other highly organic soils	Unsatisfactory	Medium	Hi

For SI: 1 inch = 25.4 mm.

a. The percolation rate for good drainage is over 4 inches per hour, medium drainage is 2 inches to 4 inches per hour, and poor is less than 2 inches per hour.

b. Soils with a low potential expansion typically have a plasticity index (PI) of 0 to 15, soils with a medium potential expansion have a PI of 10 to 35 and soils with a high potential expansion have a PI greater than 20.

R405.1.1 Precast concrete foundation.

Precast concrete walls that retain earth and enclose habitable or useable space located below-grade that rest on crushed stone footings shall have a perforated drainage pipe installed below the base of the wall on either the interior or exterior side of the wall, at least one foot (305 mm) beyond the edge of the wall. If the exterior drainage pipe is used, an [approved](#) filter membrane material shall cover the pipe. The drainage system shall discharge into an [approved](#) sewer system or to daylight.

R405.2 Wood foundations.

Wood foundations enclosing habitable or usable spaces located below *grade* shall be adequately drained in accordance with Sections R405.2.1 through R405.2.3.

R405.2.1 Base.

A porous layer of gravel, crushed stone or coarse sand shall be placed to a minimum thickness of 4 inches (102 mm) under the *basement* floor. Provision shall be made for automatic draining of this layer and the gravel or crushed stone wall footings.

R405.2.2 Vapor retarder.

A 6-mil-thick (0.15 mm) polyethylene vapor retarder shall be applied over the porous layer with the *basement* floor constructed over the polyethylene.

R405.2.3 Drainage system.

In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129 m²), shall extend at least 24 inches (610 mm) below the bottom of the *basement* floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an *approved* sewer system or to daylight.

SECTION R406 FOUNDATION WATERPROOFING AND DAMPPROOFING

R406.1 Concrete and masonry foundation dampproofing.

Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below *grade* shall be dampproofed from the top of the footing to the finished *grade*. Masonry walls shall have not less than $\frac{3}{8}$ inch (9.5 mm) portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth inch (3.2 mm) coat of surface-bonding cement complying with ASTM C 887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other *approved* methods or materials.

Exception: Parging of unit masonry walls is not required where a material is *approved* for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the above listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

R406.2 Concrete and masonry foundation waterproofing.

In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below *grade* shall be waterproofed from the top of the footing to the finished *grade*. Walls shall be waterproofed in accordance with one of the following:

1. Two-ply hot-mopped felts.
2. Fifty five pound (25 kg) roll roofing.
3. Six-mil (0.15 mm) polyvinyl chloride.
4. Six-mil (0.15 mm) polyethylene.
5. Forty-mil (1 mm) polymer-modified asphalt.
6. Sixty-mil (1.5 mm) flexible polymer cement.
7. One-eighth inch (3 mm) cement-based, fiber-reinforced, waterproof coating.
8. Sixty-mil (0.22 mm) solvent-free liquid-applied synthetic rubber.

Exception: Organic-solvent-based products such as hydrocarbons, chlorinated hydrocarbons, ketones and esters shall not be used for ICF walls with expanded polystyrene form material. Use of plastic roofing cements, acrylic coatings, latex coatings, mortars and pargings to seal ICF walls is permitted. Cold-setting asphalt or hot asphalt shall conform to type C of ASTM D 449. Hot asphalt shall be applied at a temperature of less than 200°F (93°C).

All joints in membrane waterproofing shall be lapped and sealed with an adhesive compatible with the membrane.

R406.3 Dampproofing for wood foundations.

Wood foundations enclosing habitable or usable spaces located below *grade* shall be dampproofed in accordance with Sections R406.3.1 through R406.3.4.

R406.3.1 Panel joint sealed.

Plywood panel joints in the foundation walls shall be sealed full length with a caulking compound capable of producing a moisture-proof seal under the conditions of temperature and moisture content at which it will be applied and used.

R406.3.2 Below-grade moisture barrier.

A 6-mil-thick (0.15 mm) polyethylene film shall be applied over the below-grade portion of exterior foundation walls prior to backfilling. Joints in the polyethylene film shall be lapped 6 inches (152 mm) and sealed with adhesive. The top edge of the polyethylene film shall be bonded to the sheathing to form a seal. Film areas at *grade* level shall be protected from mechanical damage and exposure by a pressure preservatively treated lumber or plywood strip attached to the wall several inches above finish *grade* level and extending approximately 9 inches (229 mm) below *grade*. The joint between the strip and the wall shall be caulked full length prior to fastening the strip to the wall. Other coverings appropriate to the architectural treatment may also be used. The polyethylene film shall extend down to the bottom of the wood footing plate but shall not overlap or extend into the gravel or crushed stone footing.

R406.3.3 Porous fill.

The space between the excavation and the foundation wall shall be backfilled with the same material used for footings, up to a height of 1 foot (305 mm) above the footing for well-drained sites, or one-half the total backfill height for poorly drained sites. The porous fill shall be covered with strips of 30-pound (13.6 kg) asphalt paper or 6-mil (0.15 mm) polyethylene to permit water seepage while avoiding infiltration of fine soils.

R406.3.4 Backfill.

The remainder of the excavated area shall be backfilled with the same type of soil as was removed during the excavation.

R406.4 Precast concrete foundation system dampproofing.

Except where required by Section R406.2 to be waterproofed, precast concrete foundation walls enclosing habitable or useable spaces located below *grade* shall be dampproofed in accordance with Section R406.1.

R406.4.1 Panel joints sealed.

Precast concrete foundation panel joints shall be sealed full height with a sealant meeting ASTM C 920, Type S or M, *Grade* NS, Class 25, Use NT, M or A. Joint sealant shall be installed in accordance with the manufacturer's installation instructions.

SECTION R407 COLUMNS

R407.1 Wood column protection.

Wood columns shall be protected against decay as set forth in Section R317.

R407.2 Steel column protection.

All surfaces (inside and outside) of steel columns shall be given a shop coat of rust-inhibitive paint, except for corrosion-resistant steel and steel treated with coatings to provide corrosion resistance.

R407.3 Structural requirements.

The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches (102 mm by 102 mm). Steel columns shall not be less than 3-inch-diameter (76 mm) Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or *approved* equivalent.

Exception: Reserved.

SECTION R408

UNDER-FLOOR SPACE

R408.1 Ventilation.

The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a [basement](#)) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m^2) for each 150 square feet (14 m^2) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m^2) for each 1,500 square feet (140 m^2) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.

Exception: Crawl spaces, designed by a Florida licensed engineer or registered architect to eliminate the venting.

R408.2 Openings for under-floor ventilation.

The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor area. One ventilation opening shall be within 3 feet (915 mm) of each corner of the building. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed $\frac{1}{4}$ inch (6.4 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grill or grating.
4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension being $\frac{1}{8}$ inch (3.2 mm) thick.

Exception: The total area of ventilation openings shall be permitted to be reduced to $\frac{1}{1,500}$ of the under-floor area where the ground surface is covered with an [approved](#) Class I vapor retarder material and the required openings are placed to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.

R408.3 Unvented crawl space.

Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where:

1. Exposed earth is covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall; and
2. One of the following is provided for the under-floor space:
 - 2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7m²) of crawlspace floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section 402.2.9 of the *Florida Building Code, Energy Conservation*;
 - 2.2. *Conditioned air* supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of under-floor area, including a return air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section 402.2.9 of the *Florida Building Code, Energy Conservation*;
 - 2.3. Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.

R408.4 Access.

Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). When any portion of the through-wall access is below *grade*, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See Section M1305.1.4 for access requirements where mechanical *equipment* is located under floors.

R408.5 Removal of debris.

The under-floor *grade* shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose.

R408.6 Finished grade.

The finished *grade* of under-floor surface may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the *grade* in the under-floor space shall be as high as the outside finished *grade*, unless an *approved* drainage system is provided.

R408.7 Flood resistance.

For buildings located in areas prone to flooding as established in Table R301.2(1):

1. Walls enclosing the under-floor space shall be provided with flood openings in accordance with Section R322.2.2.
2. The finished ground level of the under-floor space shall be equal to or higher than the outside finished ground level on at least one side.

Exception: Under-floor spaces that meet the requirements of FEMA/FIA TB 11-1.