

ISSUE # 1:

R602.10 Wall bracing.

Buildings shall be braced in accordance with this section or Section R602.12. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those portions shall be designed and constructed in accordance with Section R301.1.

The building official shall be permitted to require the permit applicant to identify braced wall lines and braced wall panels on the construction documents as described in this section and provide associated analysis. The building official shall be permitted to waive the analysis of the upper floors where the cumulative length of wall openings of each upper floor wall is less than or equal to the length of the openings of the wall directly below.

A003

V3

ALTR-2025-01530

ISSUE

< All issues

PANEL LOCATION AND DETAILS

BUILDING

Created by: Brett Breeding on 4/21/2025, 12:57:47 PM

Reference:

Description:

Please provide details to show compliance with the requirements of the code. Construction documents must clearly show all braced wall lines and braced wall panels including methods and location of panels along the braced wall lines. (Ref. 2021 VRC R602.10)

* Requires modifications to be submitted

OPEN

R602.10 Wall bracing.
Buildings shall be braced in accordance with this section or Section R602.12. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those...

Applicants Responses:

Brett Breeding

5/19/2025, 10:36:44 AM

Changed issue to **OPEN** status.

Brett Breeding

5/19/2025, 10:36:32 AM

Changed issue to **NOT ACCEPTED** status.

R602.10 Wall bracing.

12" STRUCTURAL PANEL
WALL BRACING
ACCORDANCE WITH CODE
SECTION 602.10

12" WALL AT 24" O.C.
12" WALL AT 16" O.C.
12" WALL AT 12" O.C.
12" WALL AT 8" O.C.
12" WALL AT 4" O.C.

NOTES:
1. USE 12" LONG ANCHOR BOLTS TO EXTEND 6" OUT OF CONCRETE.
2. USE SIMPSON 18" BEARING PLATE AT ALL SHEAR WALL END BOLTS.
3. ALL STUDS SHALL BE APPLIED OVER STUDS @ 16" O.C. ON ONE SIDE OF BRACED WALLING AT INTERMEDIATE HEMLOCKS TO BE SPACED AT 12" O.C.
4. ALL EXTERIOR FOOTINGS SHALL HAVE ALL BOLTS. SEE DETAIL 5055A.
5. 1" (1/4") L.S.D. BOLTS ARE 12" LONG MAX.
6. FOR OTHER NOTES SEE GENERAL NOTES.
7. PHRASE PANEL APPLIED IN ONE SIDE & WALL LESS THAN 8" O.C. OTHER SIDE SHEATHING.
8. WALLING SPACING IS LESS THAN 8" O.C. ON EITHER SIDE OR PHRASE PANEL APPLIED IN ONE SIDE & WALL LESS THAN 8" O.C. OTHER SIDE SHEATHING.

Wind Bracing Detail- Floor to Floor Condition

Wind Bracing Table

BRACING METHOD	BRACED WALL LENGTH	BRACING LENGTH NEEDED	ADJUST.	ADJUST. LENGTH	FURN. BRACED LENGTH
GB	25'-4"	15'-9"	0.90	14.3'	16.0'
GB	22'-0"	14.1'	0.90	12.7'	13.0'
CS-WSP	17'-9"	5.8'	0.90	5.2'	7.0'
CS-WSP	16'-0"	5.3'	1.17	6.2'	7.5'
GB	26'-0"	4.4'	0.90	4.0'	8.0'
GB	22'-0"	7.5'	0.90	6.8'	9.0'
CS-WSP	18'-0"	3.2'	0.90	2.9'	8.0'
CS-WSP	18'-6"	3.3'	1.17	3.0'	12.0'
GB	18'-6"	6.5'	1.17	7.6'	30.0'

Proposed First Floor Plan

See 1/14

ISSUE # 2

Please provide complete sealed calculations for this design, the knee bracing does not appear to be adequate for the lateral bracing

ISSUE

< All issues

WALL BRACING INADEQUATE

BUILDING

Created by: Brett Breeding on 4/30/2025, 1:42:18 PM

Reference:

Description:

Please provide details to show compliance with the requirements of the code. Construction documents must clearly show all braced wall lines and braced wall panels including methods and location of panels along the braced wall lines. (Ref. 2021 VRC R602.10)
Please note that the plans do not meet the requirements for Continuously Sheathed Portal Frame Panel Construction. Please revise the design. (Ref. 2021 VRC Figure R602.10.6.4)
Please note that the wall bracing shown on the plans does not conform to the requirements of the code. Please revise the location and length of braced panels. (Ref. 2021 VRC R602.10, Table R602.10.3(1) - (4))

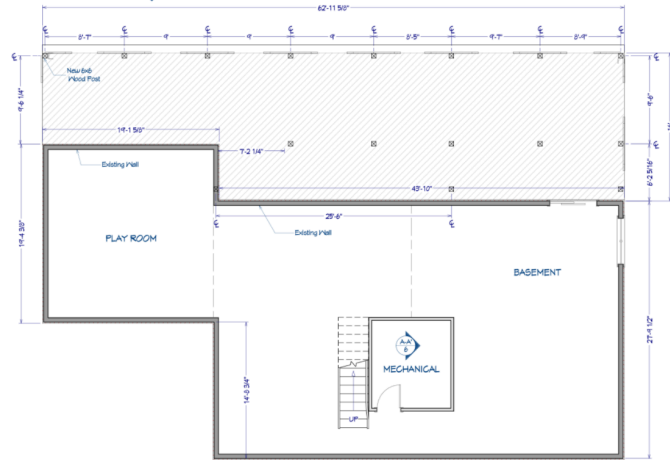
* Requires modifications to be submitted

OPEN

Please provide complete sealed calculations for this design, the knee bracing does not appear to be adequate for the lateral bracing

Applicants Responses:

Brett Breeding 5/19/2025, 10:36:44 AM
Changed issue to OPEN status.



Proposed Basement Floor Plan
Soc 114