Concrete Foundation Walls Greater than 8’ in height or Supporting more than 4’ of unbalanced fill**
Nominal Wall Thickness – Varies See Table R404.1.1(5)

½" x 10" anchor bolt @ 6" o.c. (OR per table 404.1(2) if unbalanced fill is >4 feet), 2 bolts per plate, within 12" of the end of every plate with 3" x 3" x ¾" plate washers @ all braced wall lines. Bolts shall extend at least 7" into concrete.

Max. wall ht. 10’0"

10’0” maximum backfill

“T”

6” min.

“W”

(2) #4 horizontal bar in stem wall located in upper 12” of the top of the wall. (R404.1.4)

Vertical Reinforcement see Table R404.1.1(5), Standard hook, Grade 60
NOTE: In lieu of a professional soils report Mason Co. will assume the most restrictive soil conditions exist.

Foundation drain (R405)

Reinforcement minimum 3” from bottom of footing.

(1) #4 horizontal bar in footing

**Unbalanced backfill height is the difference in height of the exterior and interior finish ground levels. Where there is an interior slab the distance inside is measured from the top of that slab.

<table>
<thead>
<tr>
<th>Story</th>
<th>1</th>
<th>2</th>
<th>3</th>
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</thead>
<tbody>
<tr>
<td>Footing Thickness (“T”)</td>
<td>6”</td>
<td>6”</td>
<td>8 ½”</td>
</tr>
<tr>
<td>Footing Width (“W”)</td>
<td>12”</td>
<td>15”</td>
<td>23”</td>
</tr>
</tbody>
</table>

Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the foundation at all points a minimum of 4 inches where masonry veneer is used and a minimum of 6 inches elsewhere. (R404.1.7). For purposes of determining wall height the concrete wall is measured from the top of the footing to the top of the concrete wall. In basements the wall height is measured from the top of the slab to the top of the concrete wall.

Surface drainage shall be diverted to an approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 in. within the first 10 ft. Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 in. of fall within 10 ft. drains or swales shall be provided to ensure drainage away from the structure. (R401.3)