



Foundation Anchorage

Building and Neighborhood Services

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R403.1.6. Foundation anchorage. When braced wall panels are supported directly on continuous foundations, the wall wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section.

The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches or less than seven bolt diameters from the end of the plate section. Bolts shall be at least ½ inch in diameter and shall extend a minimum of 7 inches into masonry or concrete. Interior bearing wall sole plates on monolithic slab foundations shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt to the plate. Sills and sole plates shall be protected against decay and termites. Cold-formed steel framing systems shall be fastened to the wood sill plates or anchored directly to the foundation.

Exception: Foundation anchor straps, spaced as required to provide equivalent anchorage to 1/2-inch diameter bolts.

R403.1.6.1. Foundation anchorage in Seismic Design Categories C, D₀, D₁ and D₂. In addition to the requirements of Section R403.1.6, the following requirements shall apply to wood light-frame structures in Seismic Design Categories D₀, D₁ and D₂ and wood light-frame townhouses in Seismic Design Category C.

1. Plate washers conforming to Section R602.11.1 shall be used on each bolt.
2. Interior braced wall plates shall have anchor bolts spaced at not more than 6 feet on center and located within 12 inches from the ends of each plate section when supported on a continuous foundation.
3. Interior braced wall sole plates shall have anchor bolts spaced at not more than 6 feet on center and located within 12 inches from the ends of each plate section when supported on a continuous foundation.
4. The maximum anchor bolt spacing shall be 4 feet for buildings over two stories in height.