

A. PURPOSE

The intent of this standard plan is to promote public safety and welfare by reducing the risk of earthquake induced damage in existing wood frame residential buildings...

B. SCOPE

- 1) Cripple wall heights do not exceed 48 inches in one or two story buildings and do not exceed 14 ft stud height in three story buildings...

C. GENERAL REQUIREMENTS

PERMIT REQUIREMENTS: All work shown on these plans requires a building permit. PRE-INSPECTION REQUIREMENTS: None. INSPECTION REQUIREMENTS: All footing excavations and placement of reinforcing steel and anchor bolts in formwork shall be inspected prior to pouring of concrete...

D. DEFINITIONS

ADHESIVE ANCHOR: An adhesive is a fastener placed in hardened concrete that derives its holding strength from a chemical adhesive compound placed between the wall of the hole and the embedded portion of the anchor. ANCHOR SIDE PLATE: A metal plate or plates used to connect the sill plate or floor framing to the side of a concrete stem wall...

G. ANCHOR BOLT INSTALLATION

1. GENERAL REQUIREMENTS

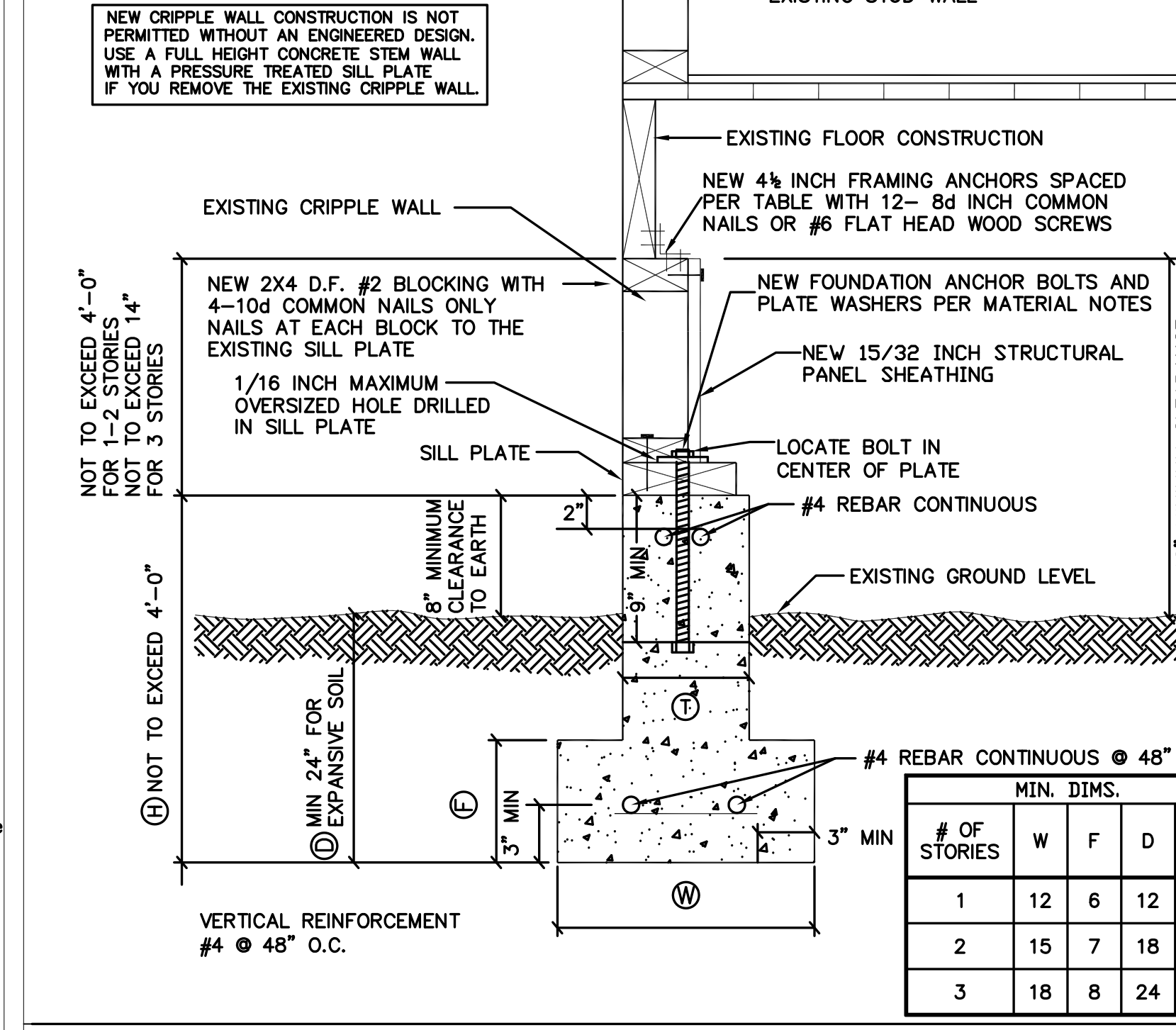
- A) CONDITION OF EXISTING CONCRETE: All concrete shall be fully cured and hardened, uncracked and in sound condition. B) DRILLING OF THE HOLE IN CONCRETE: The drilled hole diameter and minimum spacing, depth of hole and edge distance must comply with the Research Report approved and manufacturer's recommendations...

2. REQUIREMENTS FOR ADHESIVE ANCHORS

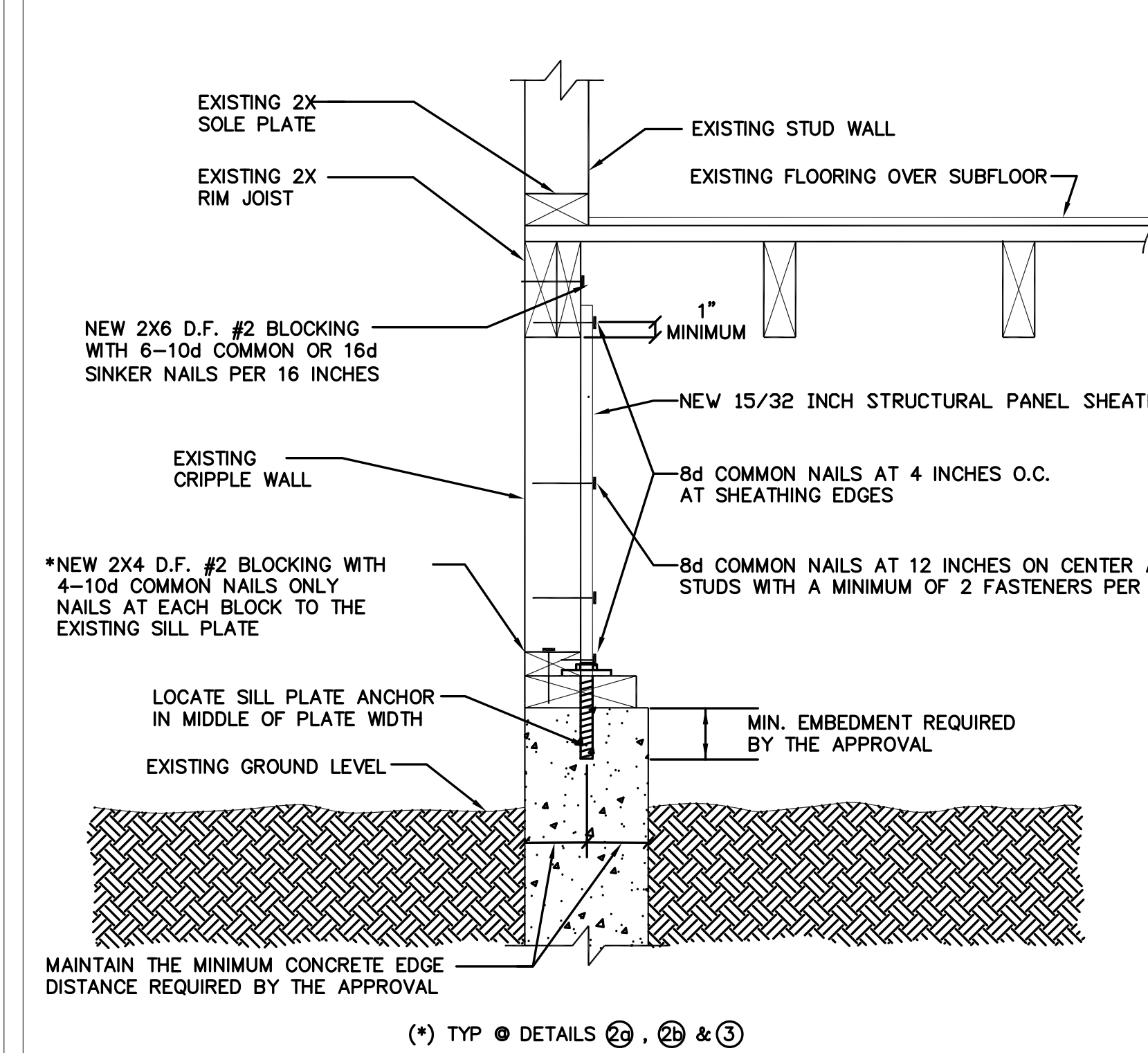
- A) CLEANING OF THE HOLE: The hole must be cleaned with a jet of compressed air and a nylon brush. B) PLACEMENT OF THE ADHESIVE: The resin, filler and hardener shall be thoroughly mixed before being placed in the hole...

3. REQUIREMENTS FOR EXPANSION ANCHORS

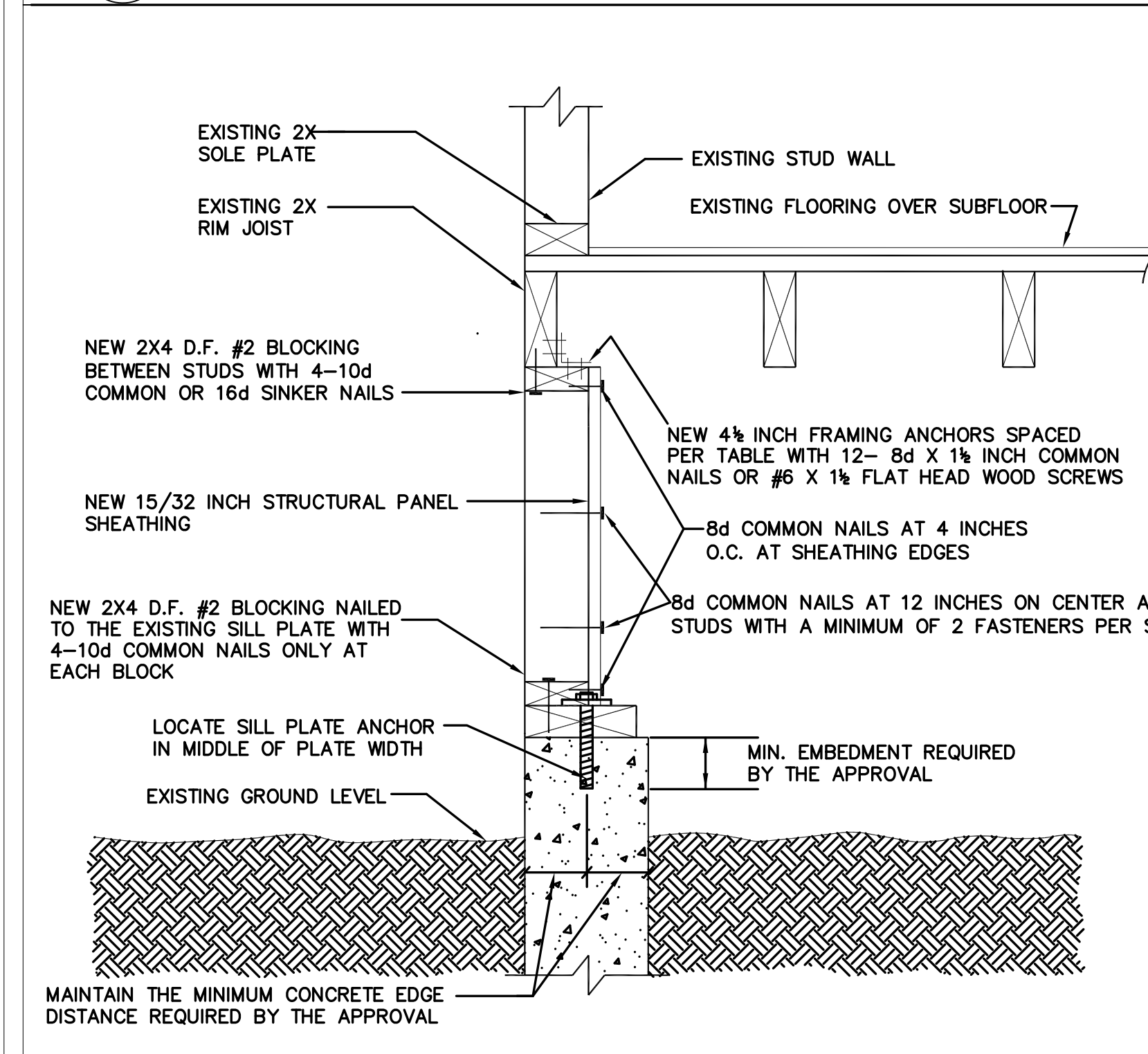
- A) DRILLING OF THE HOLE: Core must be used to insure that the drilled hole carefully matches the depth and diameter requirements for the expansion anchor type. B) CLEANING OF THE HOLE: Unless otherwise required by the manufacturer's recommendations, the drilled hole may be cleaned to allow the concrete debris to remain in the hole...



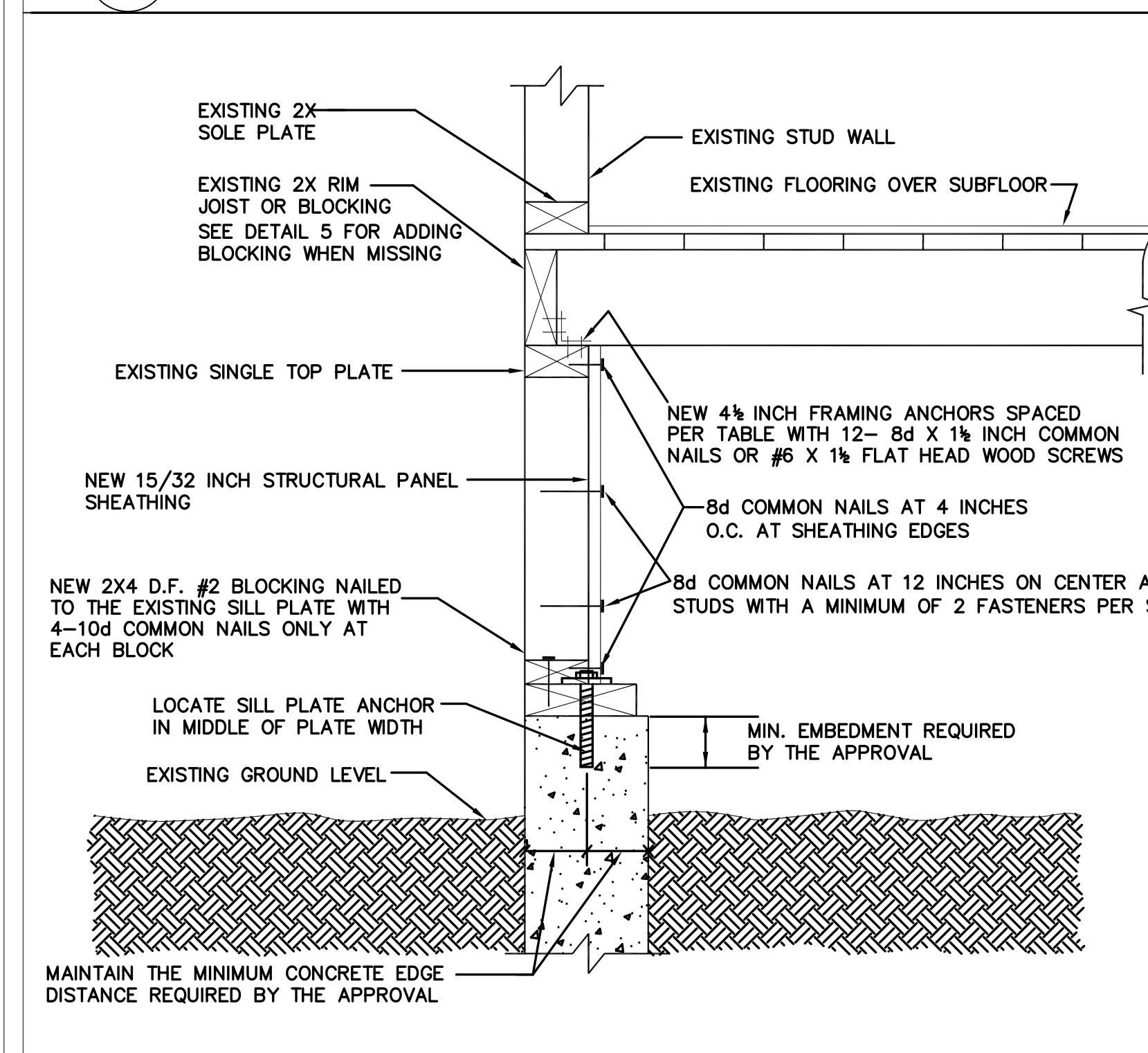
1) REPLACEMENT CONCRETE FOOTING AND STEM WALL



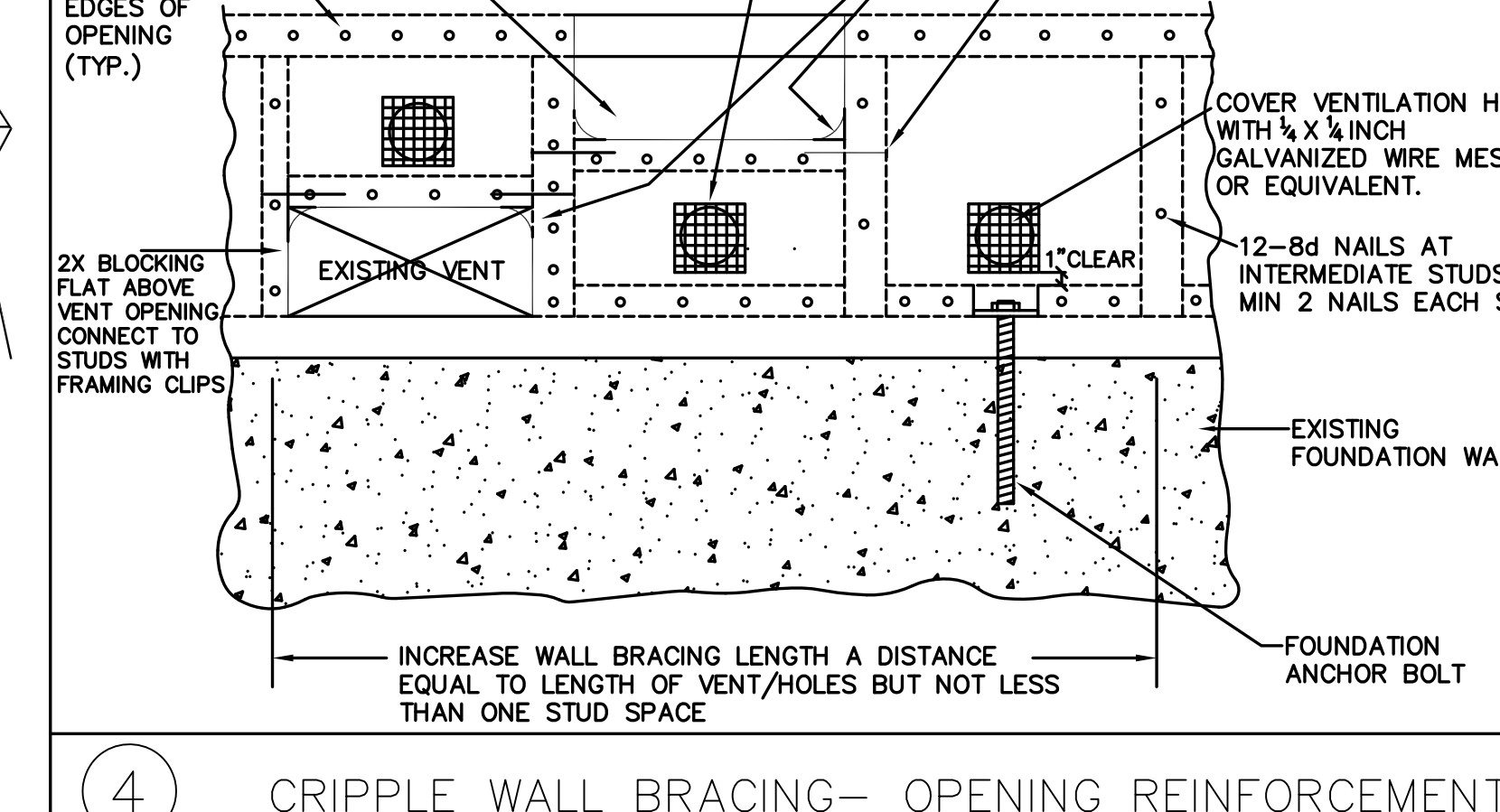
2a) CRIPPLE WALL SECTION-PARALLEL JOISTS



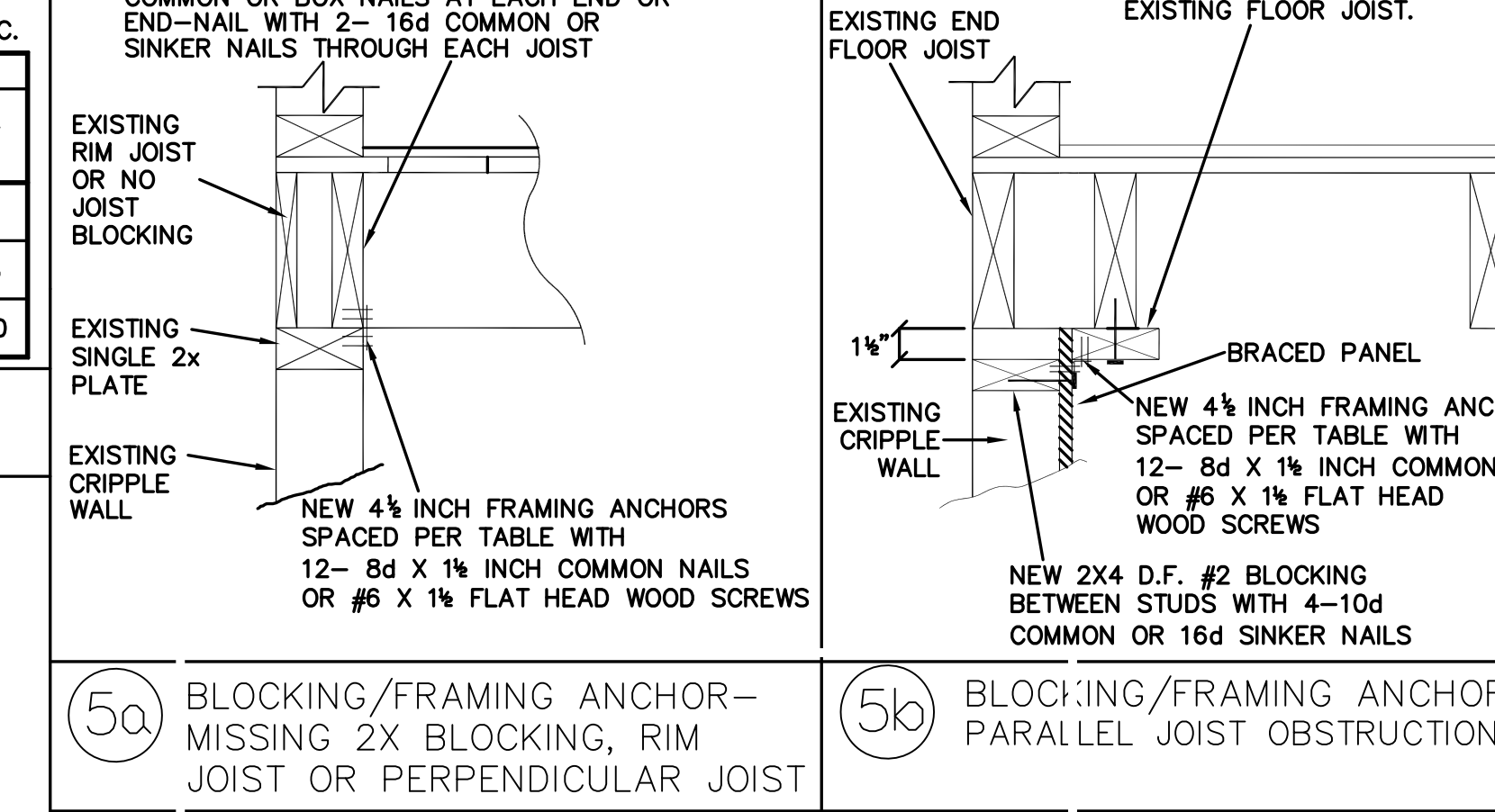
2b) CRIPPLE WALL SECTION-PARALLEL JOISTS



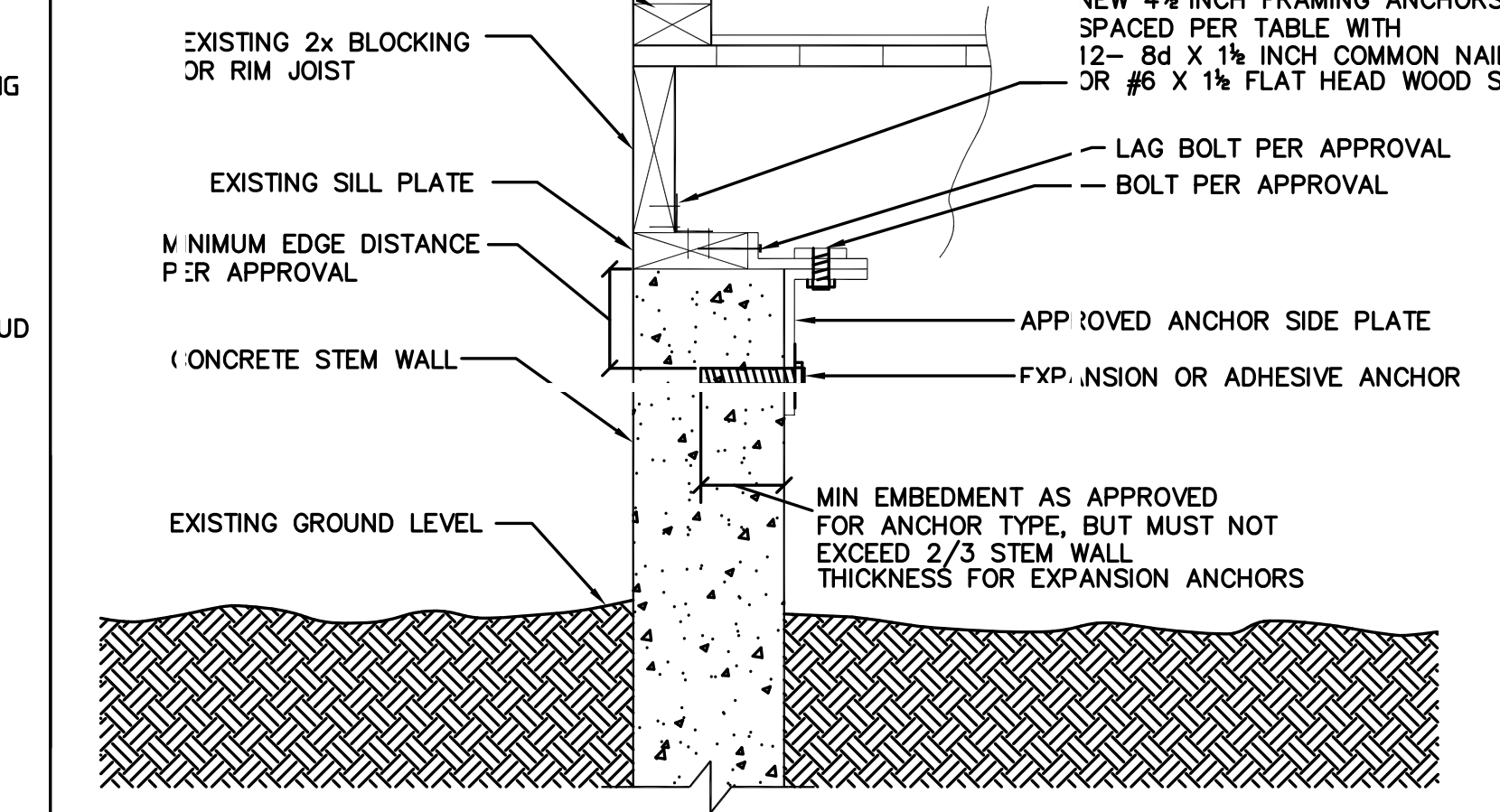
3) CRIPPLE WALL SECTION-PERPENDICULAR JOISTS



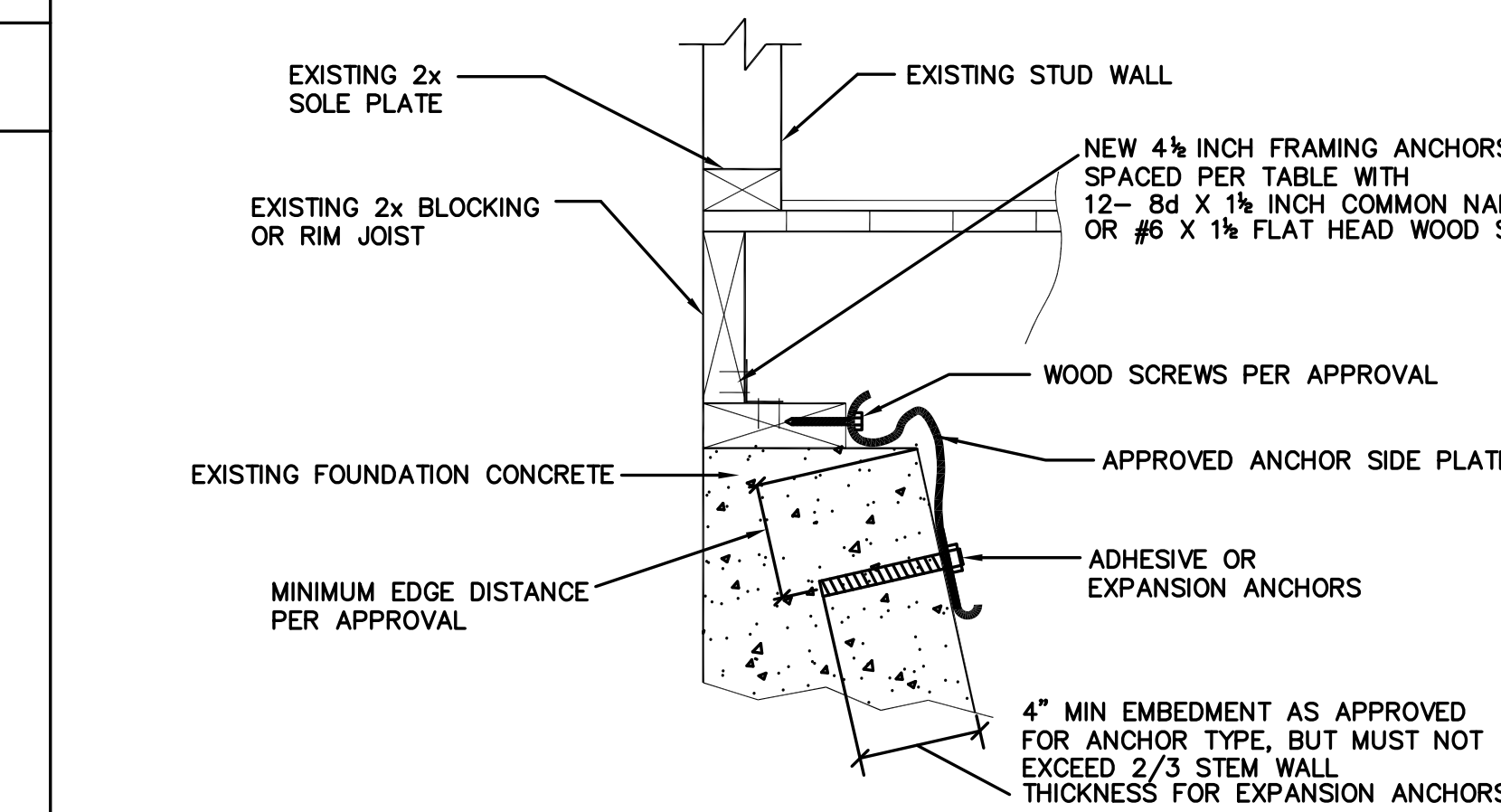
4) CRIPPLE WALL BRACING- OPENING REINFORCEMENT



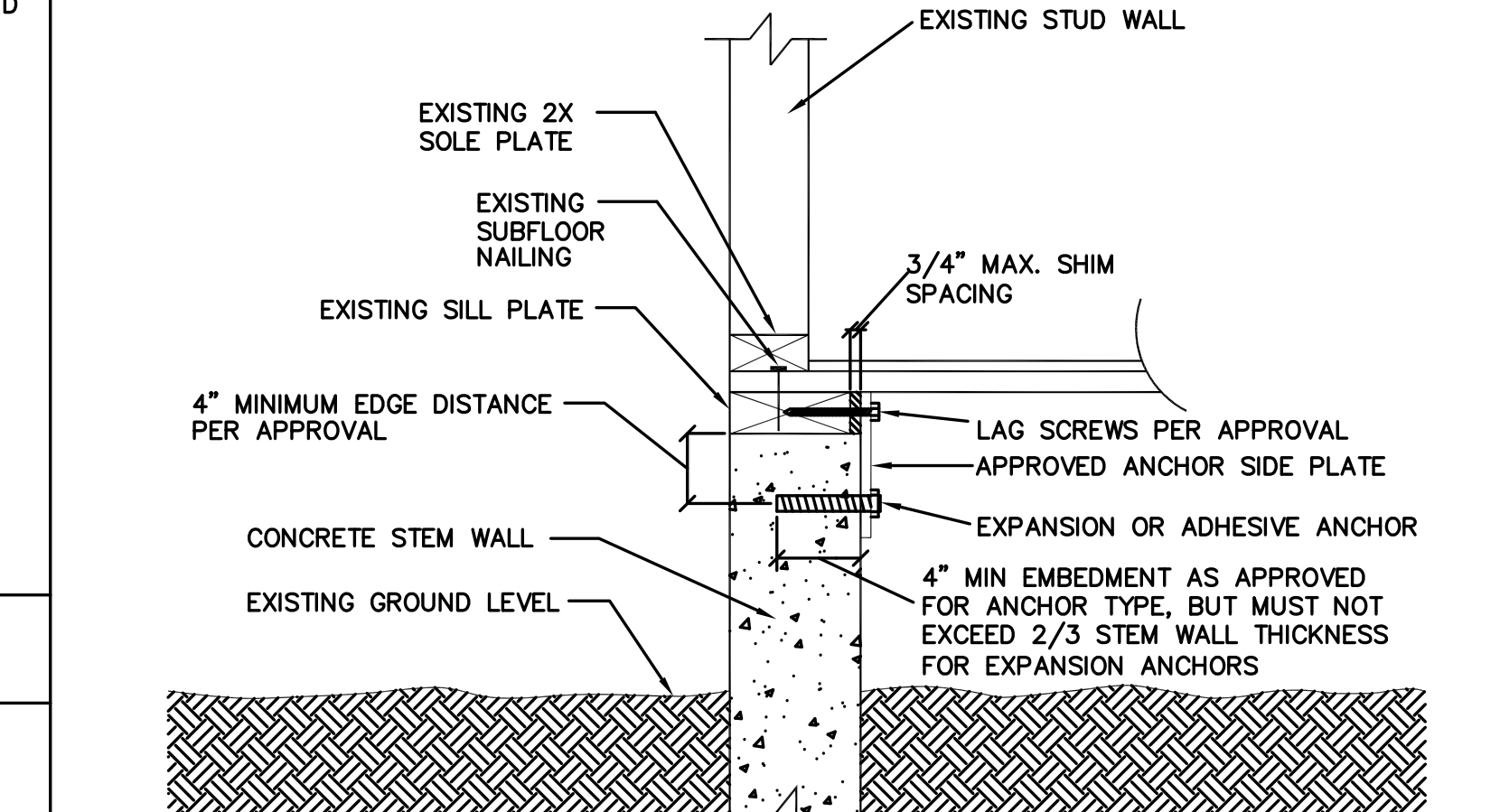
5a) BLOCKING/FRAMING ANCHOR-MISSING 2X BLOCKING, RIM JOIST OR PERPENDICULAR JOIST



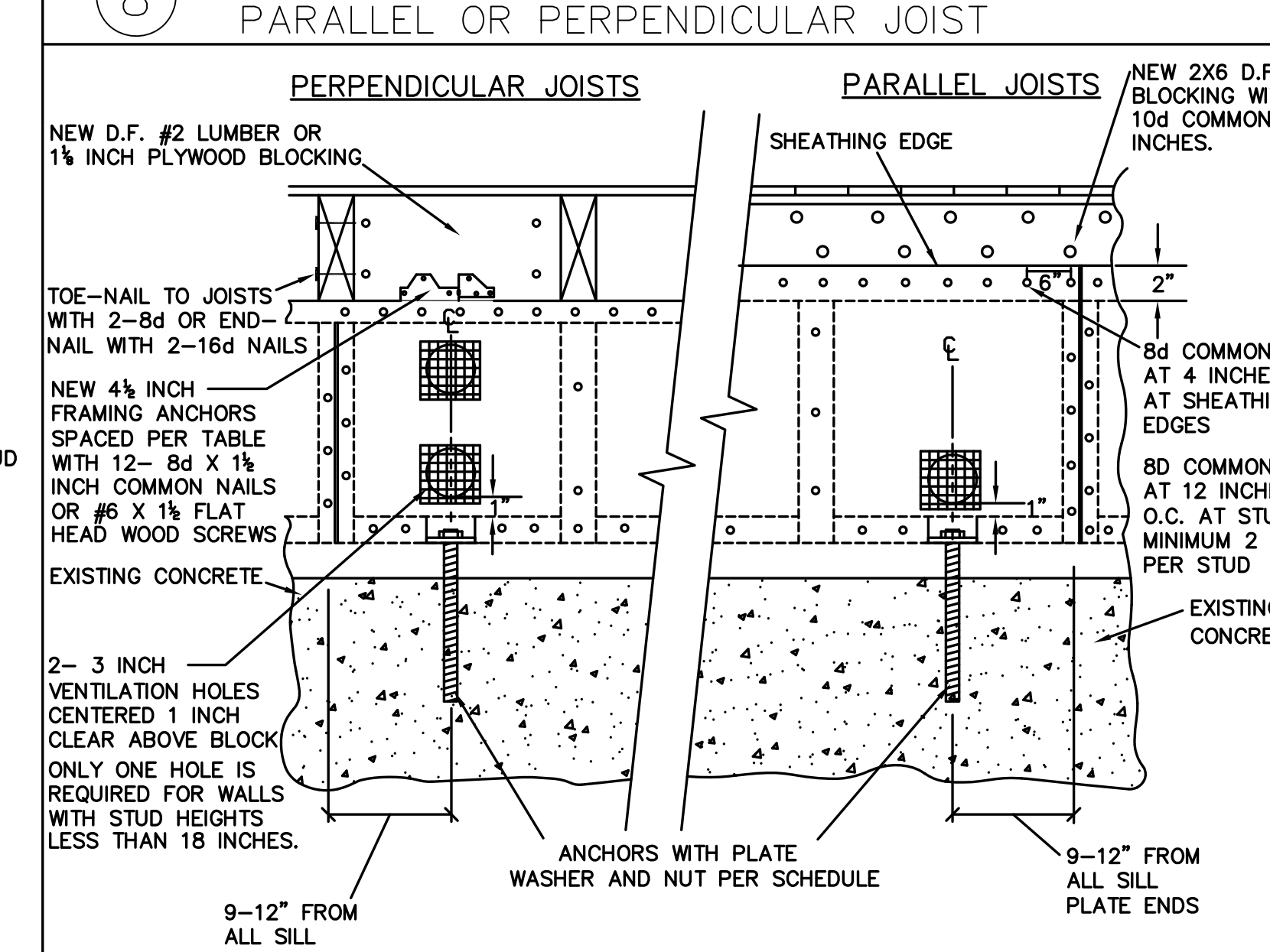
5b) BLOCKING/FRAMING ANCHOR-PARALLEL JOIST OBSTRUCTION



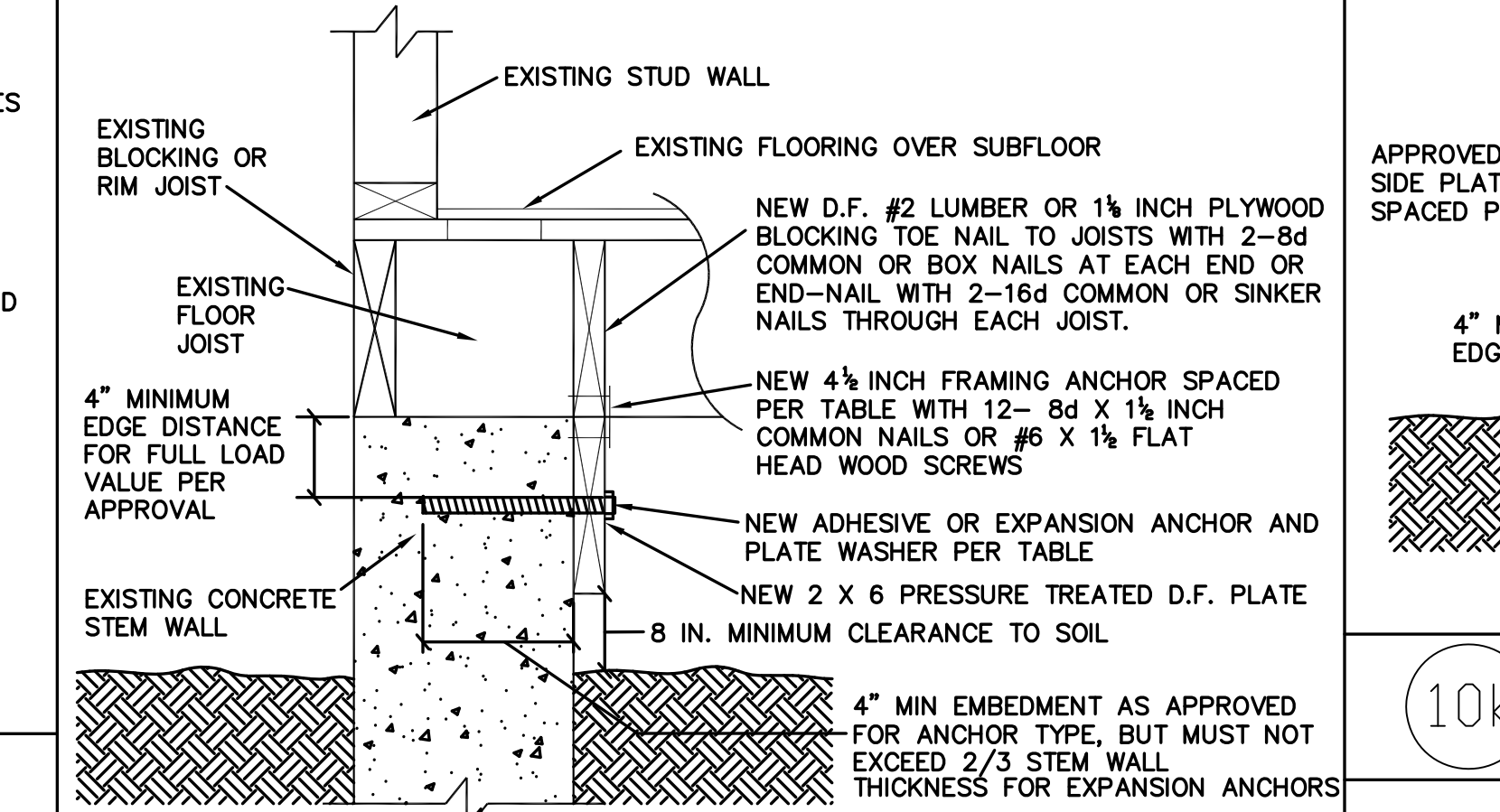
6) SILL PLATE BOLTING- NO CRIPPLE WALL PARALLEL OR PERPENDICULAR JOIST



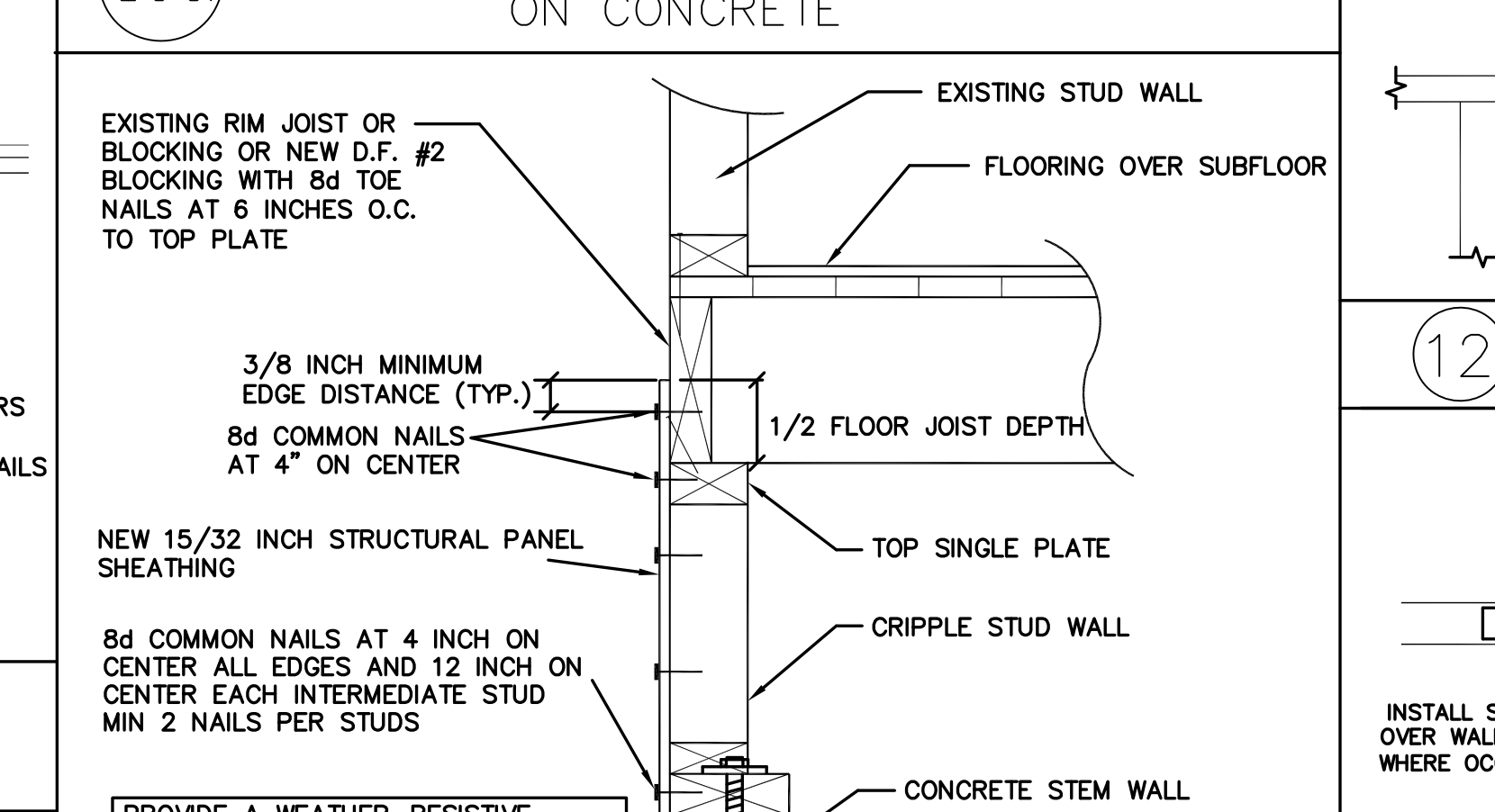
7) SILL PLATE BOLTING- TRAPEZOIDAL FOOTING



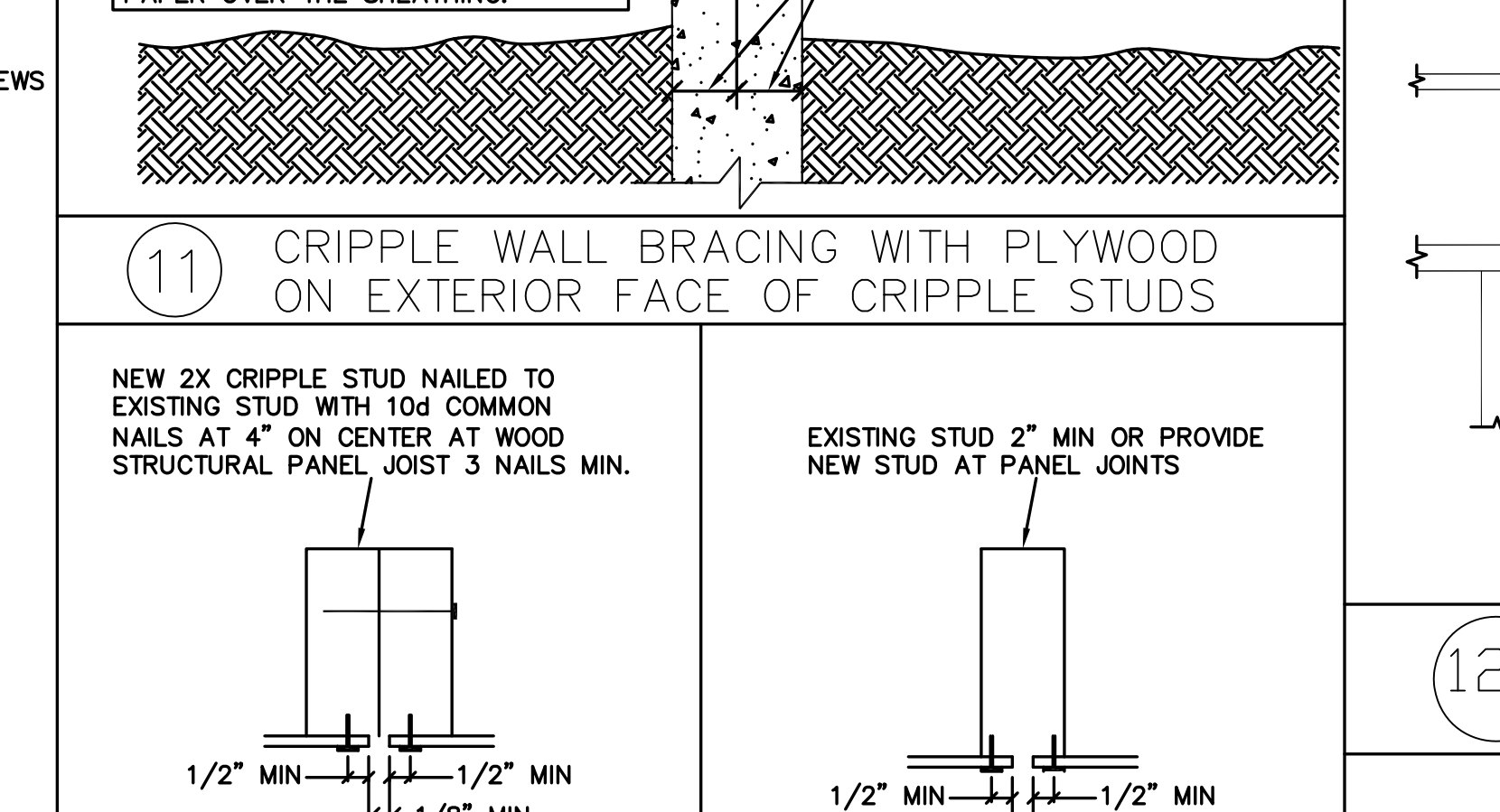
8) SILL PLATE BOLTING- NO FLOOR JOISTS PARALLEL OR PERPENDICULAR JOIST



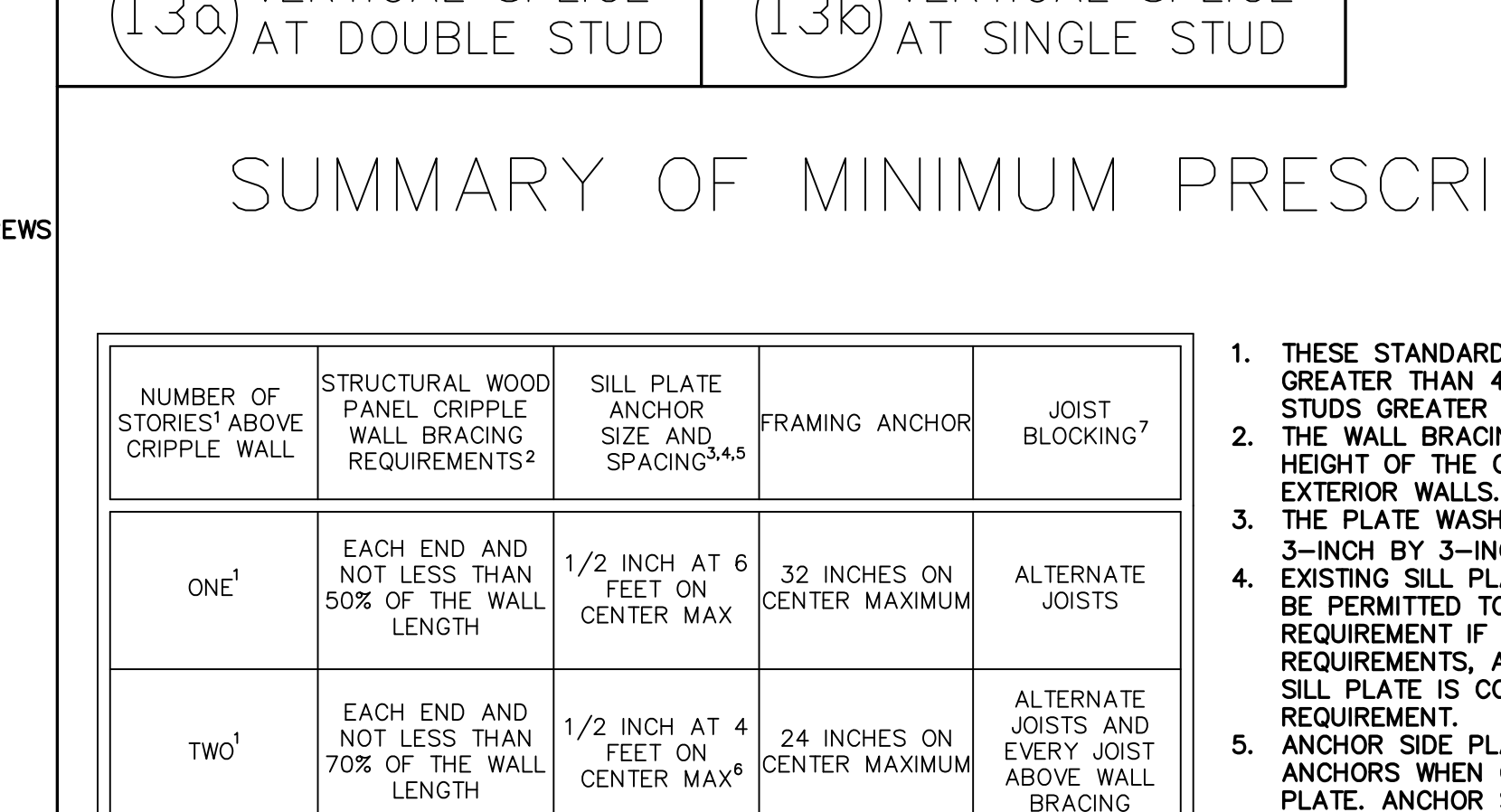
10a) ANCHORAGE FOR JOISTS SUPPORTED ON CONCRETE



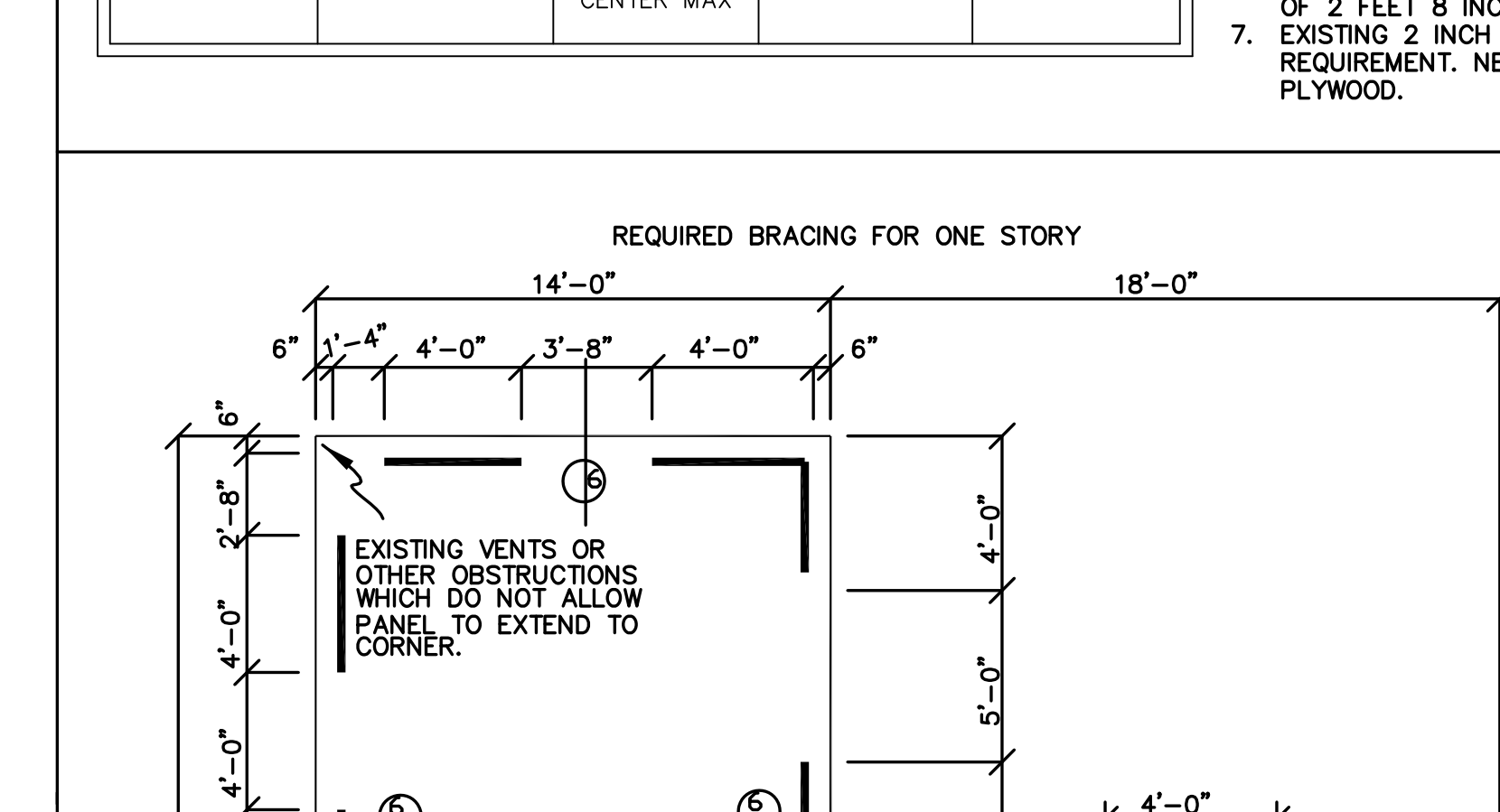
10b) ANCHORAGE FOR JOISTS SUPPORTED ON CONCRETE



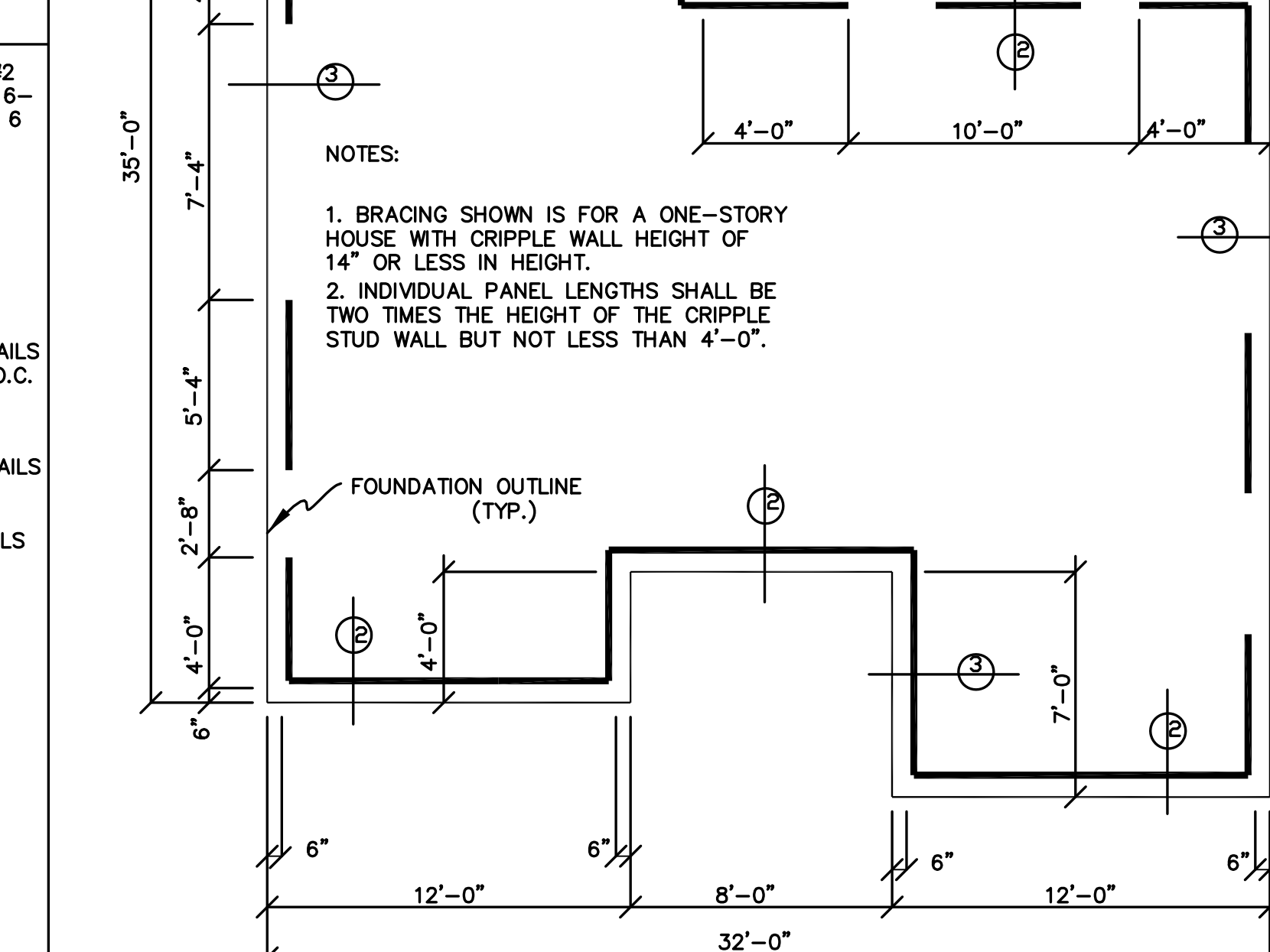
11) CRIPPLE WALL BRACING WITH PLYWOOD ON EXTERIOR FACE OF CRIPPLE STUDS



13a) VERTICAL SPLICE AT DOUBLE STUD



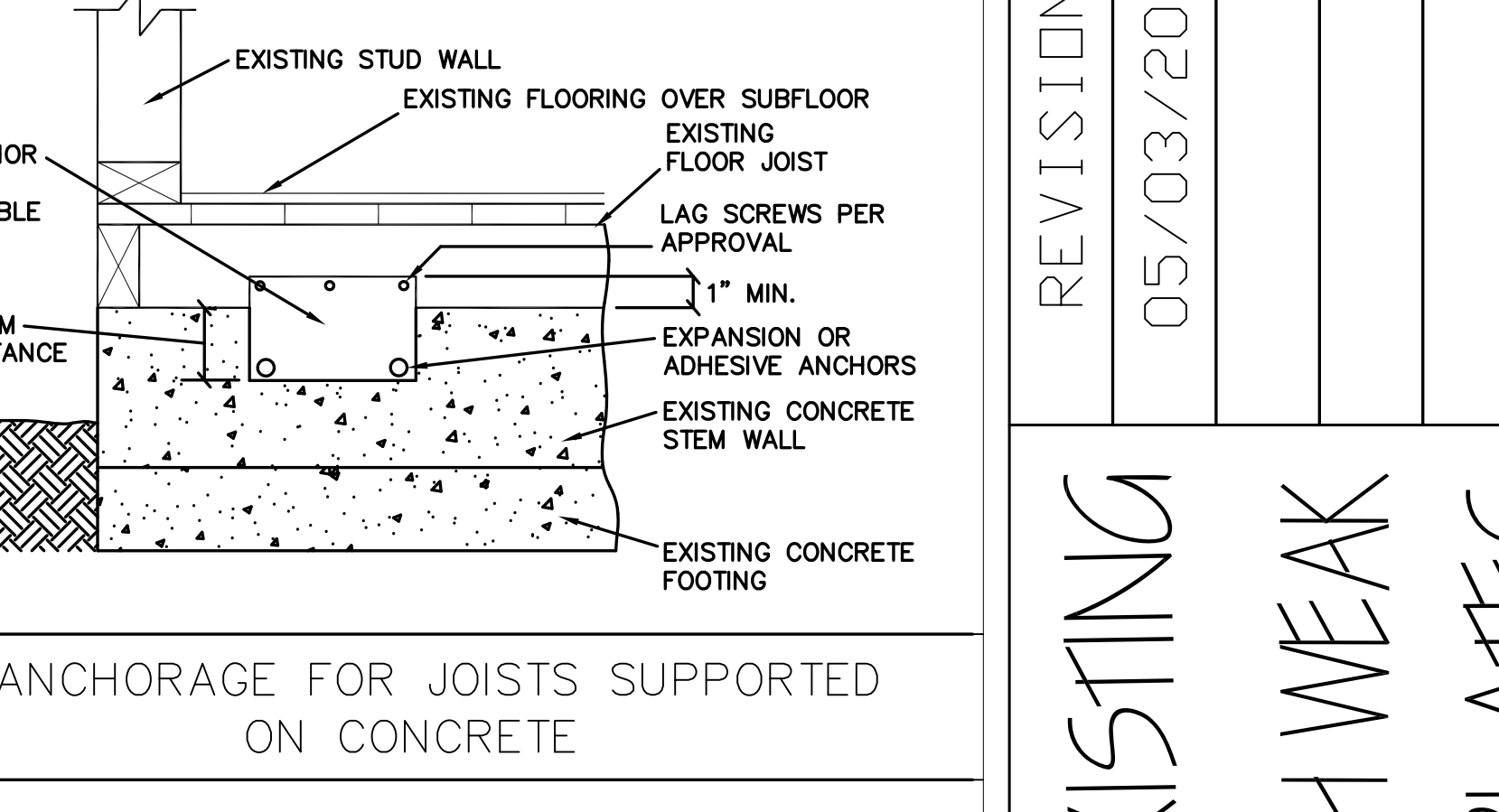
13b) VERTICAL SPLICE AT SINGLE STUD



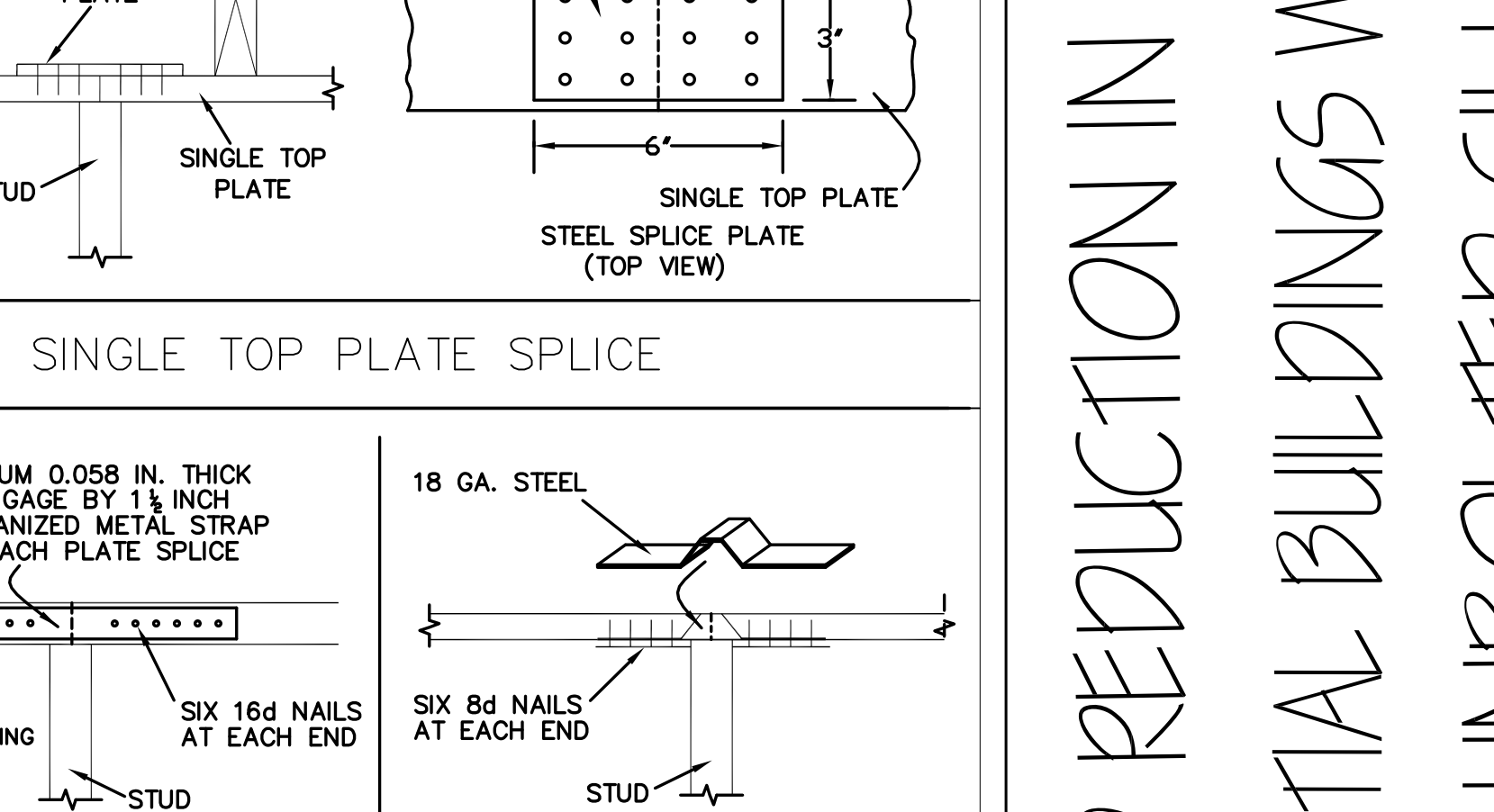
12) SINGLE TOP PLATE SPLICE



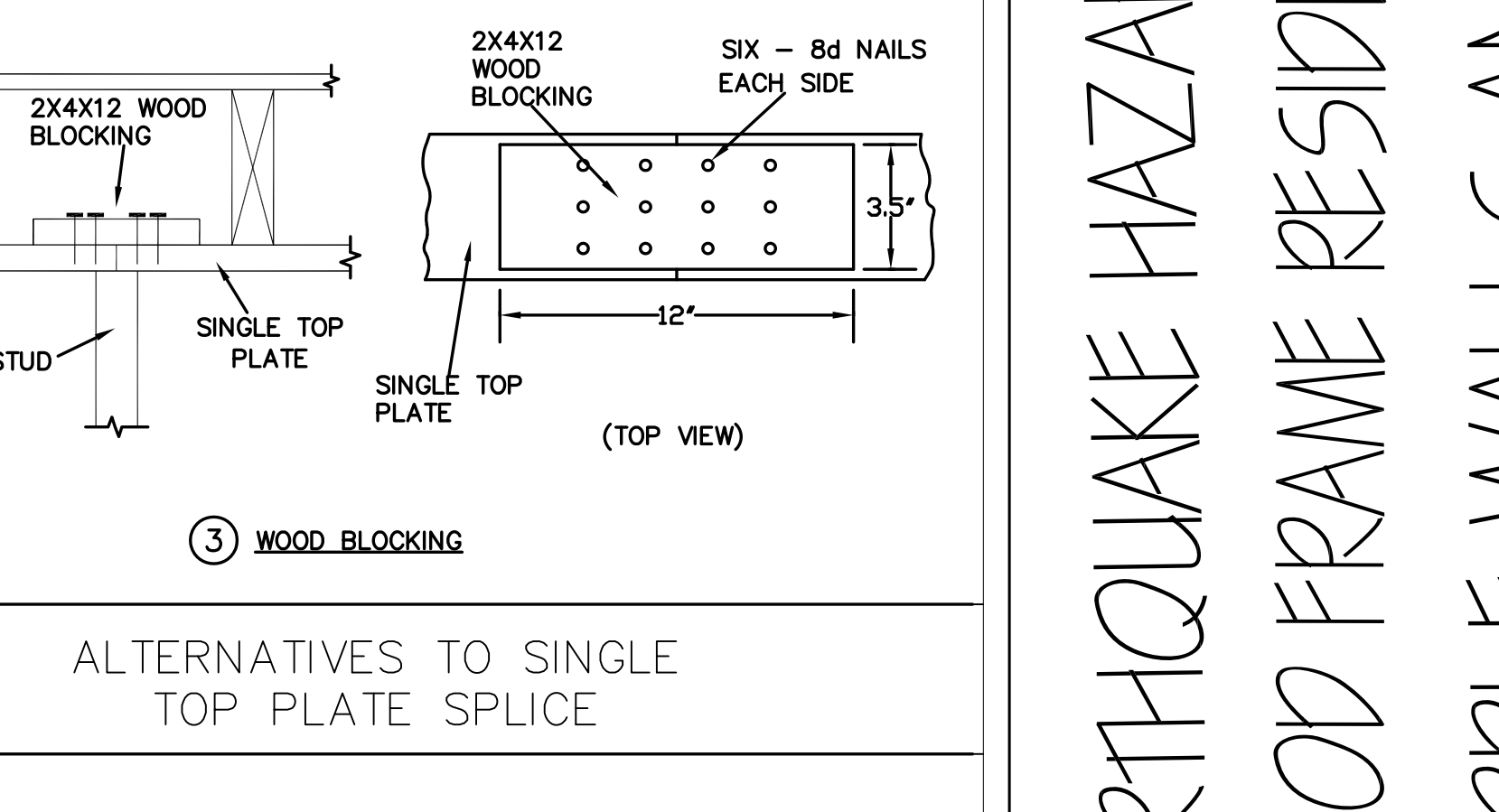
12a) ALTERNATIVES TO SINGLE TOP PLATE SPLICE



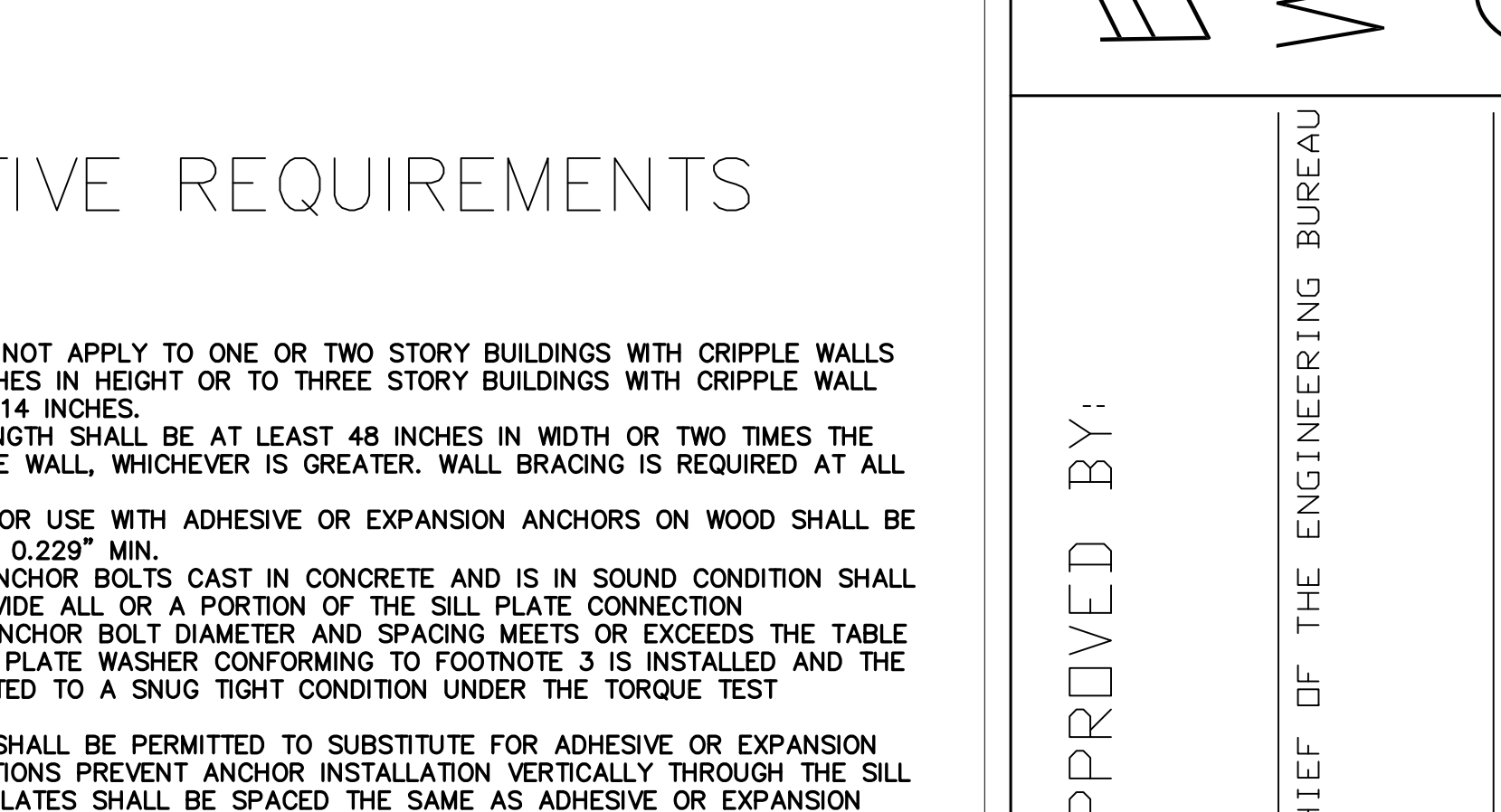
10c) ANCHORAGE FOR JOISTS SUPPORTED ON CONCRETE



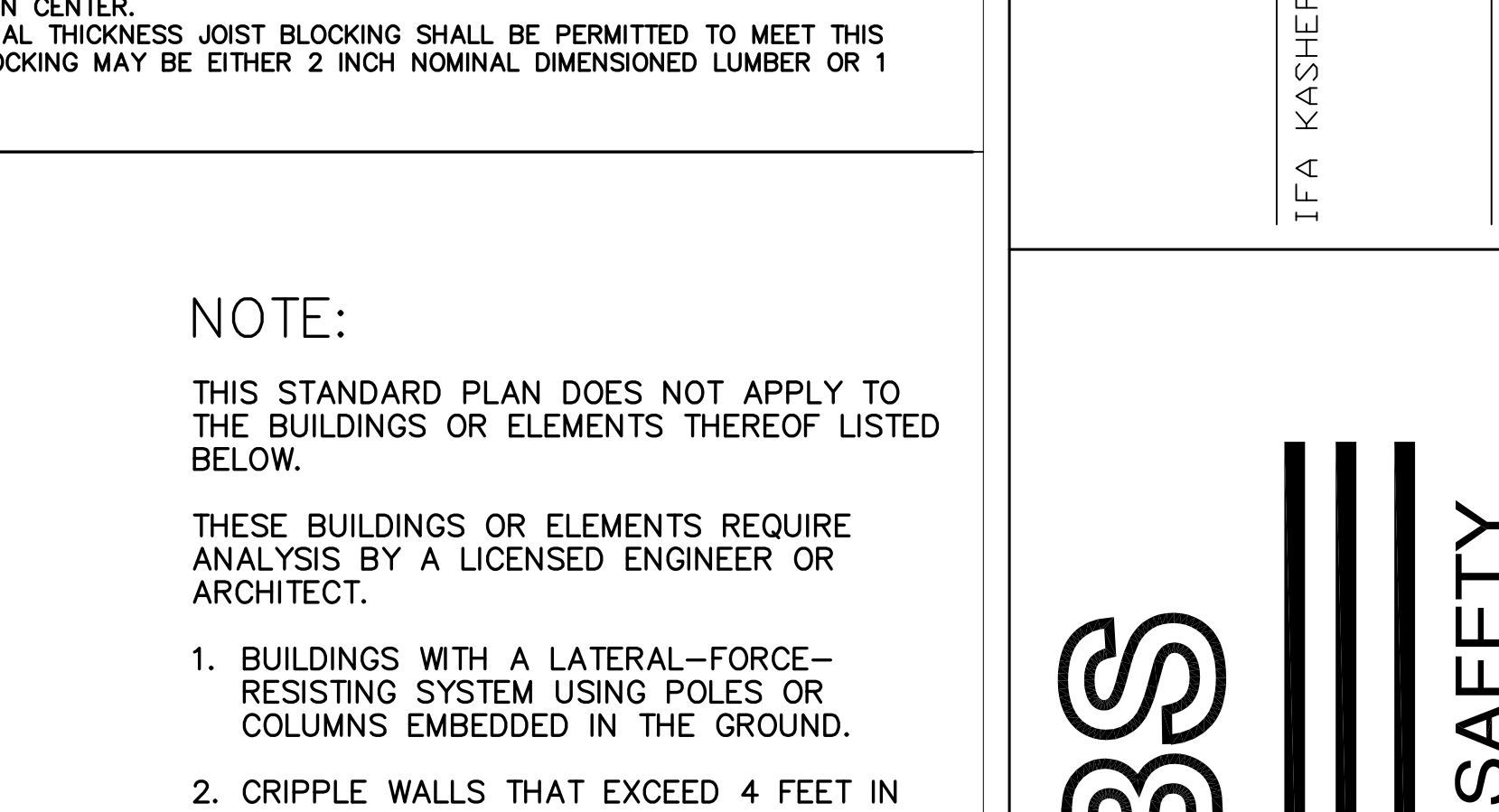
10d) ANCHORAGE FOR JOISTS SUPPORTED ON CONCRETE



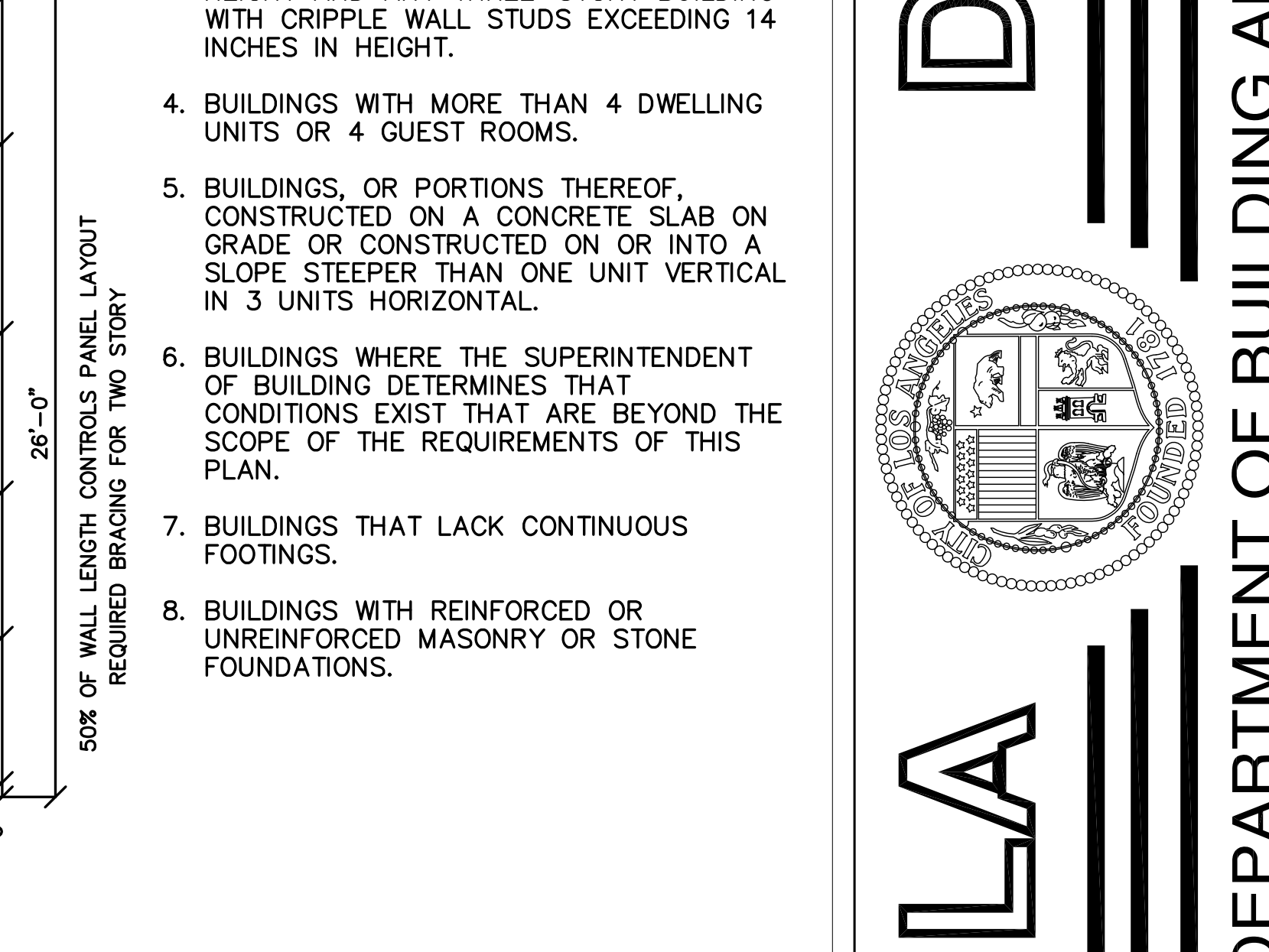
10e) ANCHORAGE FOR JOISTS SUPPORTED ON CONCRETE



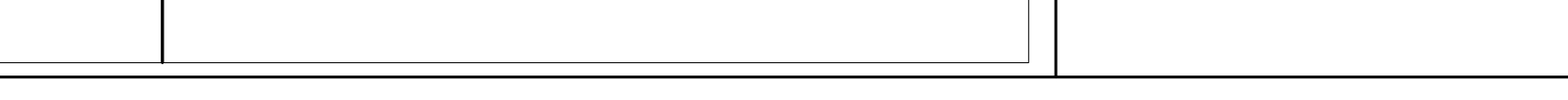
10f) ANCHORAGE FOR JOISTS SUPPORTED ON CONCRETE



10g) ANCHORAGE FOR JOISTS SUPPORTED ON CONCRETE



10h) ANCHORAGE FOR JOISTS SUPPORTED ON CONCRETE



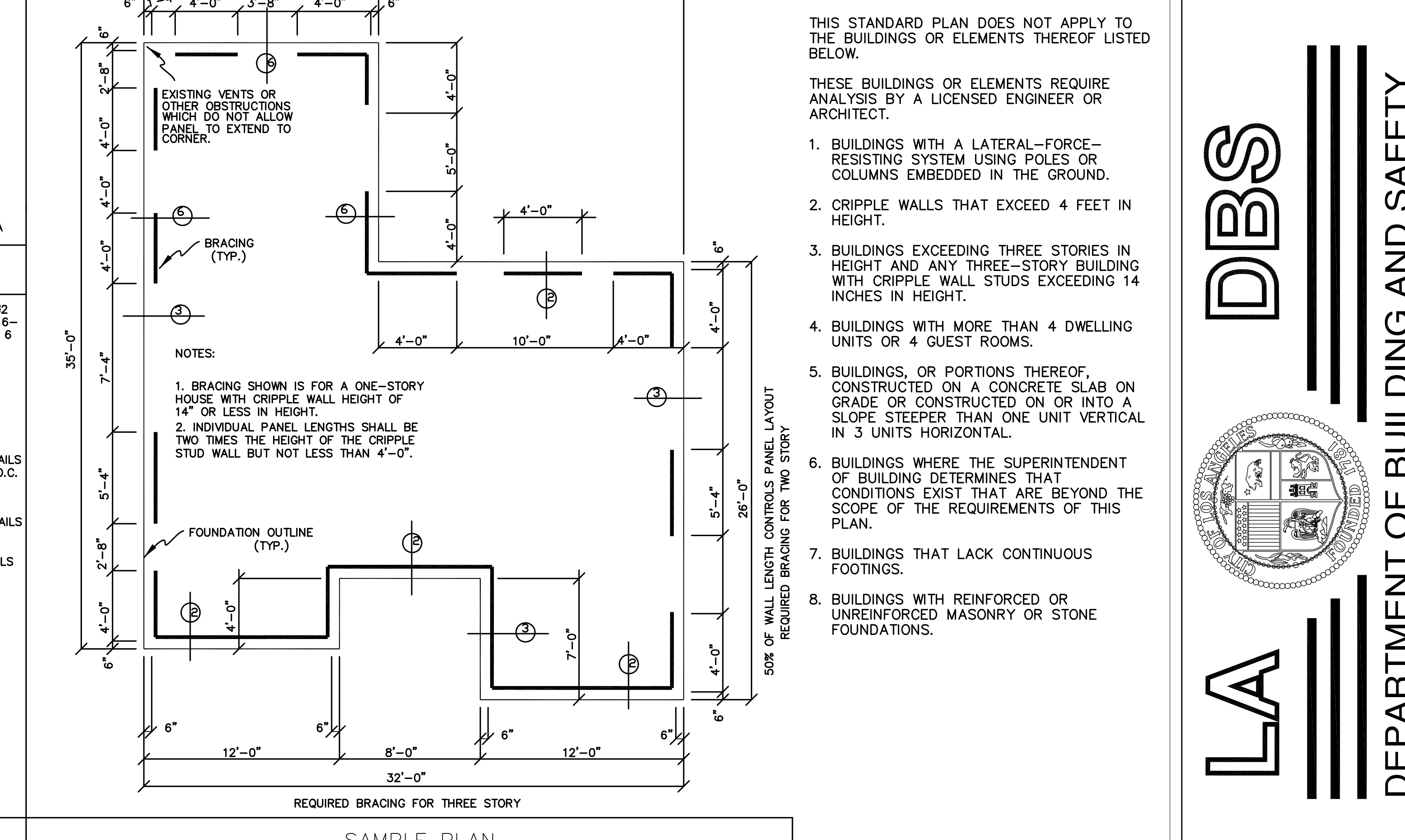
10i) ANCHORAGE FOR JOISTS SUPPORTED ON CONCRETE

SUMMARY OF MINIMUM PRESCRIPTIVE REQUIREMENTS

Table with columns: NUMBER OF STORES, STRUCTURAL WOOD WALL BRACING, SILL PLATE ANCHOR SPACING, FRAMING ANCHOR, JOIST BLOCKING. Includes rows for ONE, TWO, and THREE stories.

- 1. THESE STANDARDS DO NOT APPLY TO ONE OR TWO STORY BUILDINGS WITH CRIPPLE WALLS GREATER THAN 48 INCHES IN HEIGHT OR TO THREE STORY BUILDINGS WITH CRIPPLE WALL STUDS GREATER THAN 14 INCHES IN HEIGHT...

NOTE: THIS STANDARD PLAN DOES NOT APPLY TO THE BUILDINGS OR ELEMENTS THEREOF LISTED BELOW.



13) SAMPLE PLAN