



# Perimeter T Foundation for Exterior Walls with Girder

(Adopted from ORC Section R403)

**NOTES:**

1. Sill plate anchorage & foundation for 3-story structures shall be designed by a licensed engineer.
2. Provide under floor venting of 1 sq. in. for every 150 sq. ft. of under floor area. Vent locations shall provide cross ventilation.
3. Provide min. 18 x 24 in. access to all under floor areas. Access to all mechanical equipment shall be sufficiently sized for removal of the unit.
4. All fasteners, anchor bolts, washers, clips or other fasteners installed in pressure-treated lumber shall be hot-dipped galvanized or equal.
5. The top of foundations shall be level. The bottom of foundations shall not slope more than 1:10. Foundations shall be stepped where necessary in order to meet these requirements.
6. Concrete shall have a compressive strength of not less than 2500 lbs. per sq. in.
7. No aluminum shall be in contact with concrete.
8. All pipes penetrating concrete shall be sleeved or wrapped.

5/8 in. diameter galvanized anchor bolt spaced max. 4 ft. o.c. with galvanized 3x3 in. x .229 in. plate washer. If a slotted plate washer is used, then a standard cut washer is also required. Anchor bolts shall be supported in place before concrete is placed. "Wet setting" is not allowed.

Provide Simpson A35 or LTP4 clip or equal at 24 in. max. spacing connecting sill plate to rim joist.  
(Clip not shown)  
OK to omit clip where plywood or OSB shear panel is installed.  
Double rim joist when parallel to wall.

Pressure-treated sill plate width to match stud plate width

Solid blocking between joist over girder

18 in. min. crawl space

24 in. max. undisturbed original grade

12 in. min. to finished grade

Finish grade

Original grade

#4 Continuous reinforcing bar at top & bottom. 3 in. clear to dirt. Lap splice lengths shall be a min. of 20 in.

12 in. max.

7 in. min. embedment

**D**

**A**

**C**

**B**

3 in. min. to dirt

45°

45°

Stucco weep screed. Min. 4 in. above grade & 2 in. above paving

8 in. min.

Finish grade slope away from building min. 2%

Original grade

No pipes allowed in shaded area unless perpendicular to foundation

Foundation Size		Supported Floors	
		1	2
Dimension	A	12 in.	18 in.
	B	12 in.	15 in.
	C	6 in.	6 in.
	D	6 in.	8 in.