



WOOD SUPPORTED BY EXTERIOR FOUNDATION WALLS

The code requires various separation distances between wood framing members resting on exterior foundations and adjacent grade based on the finish material of the wall construction and the materials of the adjacent grade. This minimum separation is required to protect against decay and termite damage.

Sleepers and sills on a concrete or masonry slab that is in direct contact with earth shall be of naturally durable or preservative-treated wood per Section 2304.11.2.4. The following details provide minimum separation between wood framing members resting on exterior foundations and adjacent grade per Section 2304.11.2.

1. Where the exterior wall finish is stucco (Figure 1) and:
 - a. The adjacent grade is exposed earth, the wood framing members including wood sheathing shall be minimum 8" above the adjacent exposed earth.
 - b. The adjacent grade is asphalt, concrete or other impervious surface, at least 18 inches wide and draining away from the building, the wood framing members including wood sheathing shall be minimum 6" above the adjacent impervious surface.
 - c. **Section 2512.1.1 On-grade floor slab.** On wood framed stud construction with an on-grade concrete floor slab system, exterior plaster (stucco) shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper and flashing or drip screeds shall comply with ASTM C 1063.
 - d. **Section 2512.1.2 Weep screeds.** A minimum 0.019-inch (No. 26 galvanized sheet gage), corrosion-resistant weep screed with a minimum vertical attachment flange of 3 ½ inches shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and be of a type that will allow trapped water to drain to the exterior of the building. The *water-resistive barrier* shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
2. Where the exterior wall finish is wood siding (Figure 2) and:
 - a. The adjacent grade is exposed earth, the wood framing members including wood sheathing shall be minimum 8" above the adjacent exposed earth and the wood siding shall be minimum 6" above the adjacent exposed earth.
 - b. The adjacent grade is asphalt, concrete or other impervious surface, at least 18 inches wide and draining away from the building, the wood framing members including wood sheathing shall be minimum 6" above the adjacent exposed earth and the wood siding shall be minimum 4" above the adjacent exposed earth.

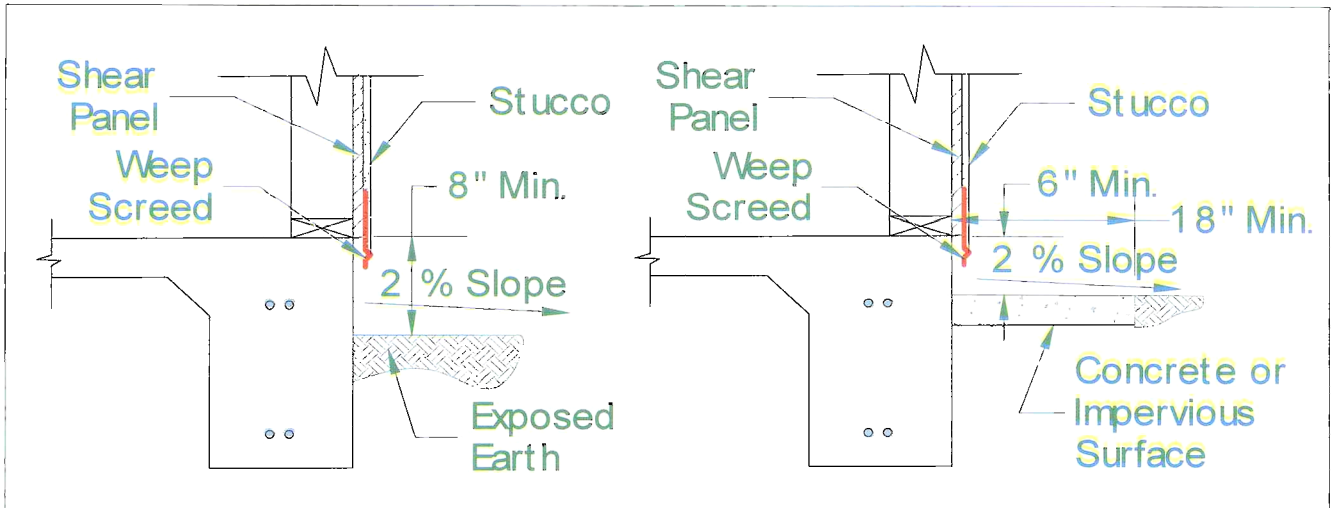


Figure 1 - Stucco Finish

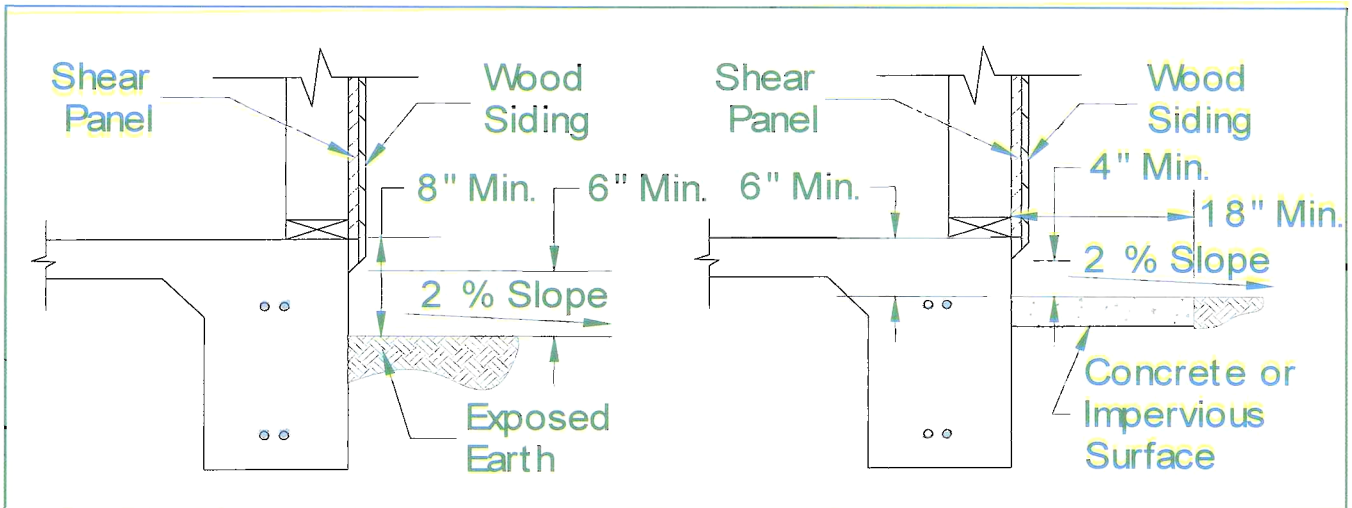


Figure 2 - Wood Siding


Supersedes BCM 2304 11.2 Article 1 dated 10-21-09


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