

This is an amendment to 14.7.3 NMAC Section 12, effective 06-30-08.

14.7.3.12 CHAPTER 4 FOUNDATIONS:

A. Section R401 and R402. See these sections of the IRC.

B. Section R403 Footings. See this section of the IRC except that the text of section R403.1.4 is deleted and the following language is inserted: All exterior footings shall be placed at least 12 inches (305 mm) below the grade. Where applicable, the depth of footings shall also conform to sections R403.1.4.1 and R403.1.4.2.

C. Section R404 Foundations. See this section of the IRC except for the following.

(1) R404.1 Concrete and masonry foundation walls. See this section of the IRC, except delete tables [~~R404.1(1), R404.1(2), R404.1(3)~~] R404.1.1(1), R404.1.1(2), R404.1.1(3) and the following: foundation walls that meet all of the following shall be considered laterally supported.

(a) 1. Full basement floor shall be 3.5 inches (89 mm) thick concrete slab poured tight against the bottom of the foundation wall.

(b) 2. Floor joists and blocking shall be connected to the sill plate at the top of wall by the prescriptive method called out in Table R404.1(1), or; shall be connected with an approved connector with listed capacity meeting Table R404.1(1).

(c) 3. Bolt spacing for the sill plate shall be no greater than per Table R404.1(2).

(d) 4. Floor shall be blocked perpendicular to the floor joists. Blocking shall be full depth within two joist spaces of the foundation wall, and be flat-blocked with minimum 2-inch by 4-inch (51mm by 102mm) blocking elsewhere.

(e) 5. Where foundation walls support unbalanced load on opposite sides of the building, such as a daylight basement, the building aspect ratio, L/W, shall not exceed the value specified in Table R404.1(3). For such foundation walls, the rim board shall be attached to the sill with a 20 gage metal angle clip at 24 inches (610 mm) on center, with five 8d nails per leg, or an approved connector supplying 230 pounds per linear foot (3.36 kN/m) capacity.

(2) R404.5 Retaining walls. Delete this section of the IRC and add the following: Retaining walls that are not laterally supported at the top and that retain in excess of 36 inches (915 mm) of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.

[14.7.3.12 NMAC - Rp, 14.7.3.12, NMAC, 1-1-08; A, 06-30-08]