



## Clark County Department of Building & Fire Prevention

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<b>Division:</b>	Plans Exam, Engineering & Inspection	<b>Code Interpretation</b>	BD-CI-039
<b>Subject:</b>	SILL ANCHORAGE	<b>Effective Date:</b>	09/13/11
<b>Code:</b>	2009 & 2012 IBC Section 2308.12.8, and 2008 AF&PA SDPWS Section 4.3.6.4.3	<b>Review Date:</b>	12/12/2016

### A. CODE REQUIREMENT

Section 2308.12.8 requires that sill plates be anchored with anchor bolts with 0.229 inch by 3 inch by 3 inch steel plate washers between the foundation sill plate and the nut or approved anchor straps in Seismic Design Category D.

### B. INTERPRETATION

Engineered designs shall comply with section 2305 and the reference standard. Projects which are detailed in accordance with the prescriptive provision in section 2308 do not require any calculations. Steel plate washers (0.229 inch by 3 inch by 3 inch) shall be required at all shear walls regardless of the Seismic Design Category, unless exempted by the 2008 AF&PA SDPWS section 4.3.6.4.3. Exterior walls and interior bearing walls in Seismic Design Category D, E, or F that are not designed as shear walls are required to have anchor bolts with steel plate washers unless a design which provides code intended anchorage is specified. A registered design professional's specification of anchor bolts with standard cut washers at these locations will be deemed as an adequate design.

### C. RATIONALE


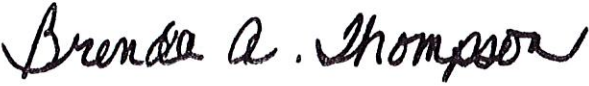
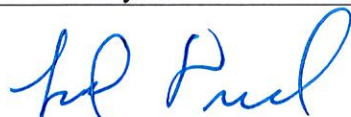

This is a clarification of the code requirement to ensure consistent enforcement. The requirement for sill plates, anchor bolts and washers is specified in 2009 IBC Sections 2304.3, 2308.3.3 and 2308.6. The conventional construction provisions are intended when calculations are not being provided. Compliance to the conventional construction provisions is, therefore, necessary for anchorage of walls not subject to design protocol. Anchorage is required in accordance with Section 2308.6. Section 2308.12.8 is not specifically limited to braced wall lines and, therefore, the application of the section is interpreted to apply to anchorage for all walls subject to the provisions of Sections 2308.12. Sections 2304.3 and 2308.1 allow for methods other than conventional provisions outlined in Section 2308 as long as a satisfactory design is submitted showing compliance with other provisions of the IBC.

A registered design professional's seal on the drawings and calculations is deemed adequate to meet this requirement for Section 2308.12.8. No specific calculation for the plate washers will be required. Exterior walls and interior bearing walls in Seismic Design Category A, B, or C that are not designed as shear walls are required to have anchor bolts with standard cut washers. Please note that interior non-load bearing partitions of conventional light-frame construction are not subject to the limitations of Section 2308. These walls are understood to only separate interior space and do not resist gravity or lateral loads attributed from other portions of the structure. A design may be provided for these walls and sill anchorage based on loads specified in Section 1607.13 2009 IBC or 1607.14 2012 IBC. The sill anchorage may be provided by anchor bolts and standard cut washers or some proprietary product subject to design based on attached materials and any limitations of use.

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<b>Subject:</b>	SILL ANCHORAGE	<b>Effective Date:</b>	09/13/2011
<b>Code:</b>	2009 & 2012 IBC Section 2308.12.8, and 2008 AF&PA SDPWS Section 4.3.6.4.3	<b>Review Date:</b>	12/12/2016

**Revision History:**

<b>POLICY #</b>	<b>TITLE</b>	<b>Effective Date</b>	<b>Revised</b>	<b>Reviewed</b>
BD-CI-039	Sill Anchorage	9/13/2011	New	11/05/2012
BD-CI-039	Sill Anchorage			
BD-CI-039	Sill Anchorage		Reissued based on version date 11/16/2011	05/01/2013
BD-CI-039	Sill Anchorage			10/30/2013
BD-CI-039	Sill Anchorage			03/02/2015
BD-CI-039	Sill Anchorage			01/07/2016
BD-CI-039	Sill Anchorage			12/12/2016

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