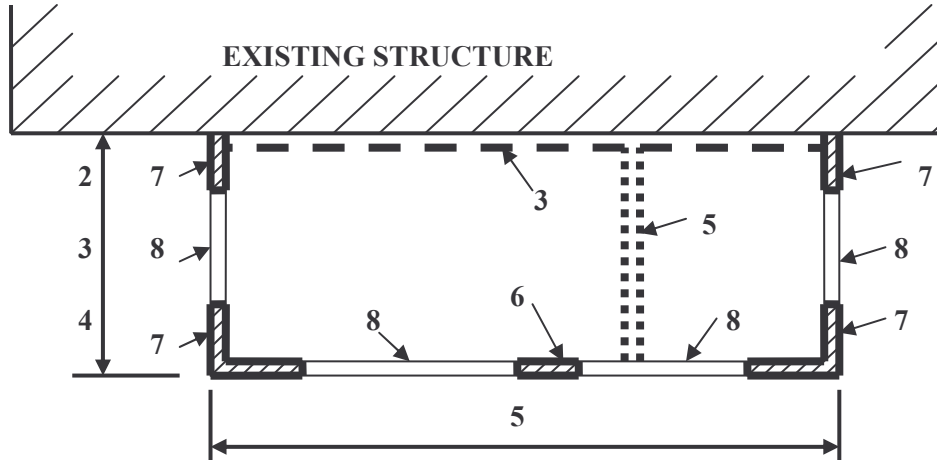


The residential addition must conform to all of the following to utilize this handout. If the addition cannot comply with these items, you may provide a design conforming to the prescriptive requirements of the International Residential Code or an engineered design.

Braced wall lines must be constructed to provide lateral bracing for the addition. The sample floor plan below shows a typical addition and the braced wall lines required. Additional interior walls may be constructed within the space, however, are not shown here.



WIDTH AND LENGTH REQUIREMENTS FOR FULL HEIGHT WALL PANELS IN A CONTINUOUSLY SHEATHED WALL		
HEIGHT OF WALL	FULL HEIGHT WALL PANEL WIDTH	MAXIMUM OPENING HEIGHT NEXT TO THE FULL HEIGHT WALL PANEL
8-Feet	32	81-inches
	24	62-inches
9-Feet	36	91-inches
	27	70-inches
10-Feet	40	102-inches
	30	78-inches

Maximum opening height shall be measured from the floor or sill to the underside of the header.
A minimum of 20 percent of the length of the wall must be constructed full height of the wall in panels of a minimum width listed in the table.

SAMPLE FLOOR PLAN Notes on plan refer to notes below.

NOTES:

1. Maximum of one story or 10-feet in height measured to the top of the wall from the floor line.
2. Braced wall lines perpendicular to the structure may be a maximum of 15-feet in length.
3. The braced wall lines in item 2 above may be increased to 25-feet, if a braced wall line is constructed parallel and tight to the existing structure wall, including a footing if required. This braced wall line must be constructed to the same requirements as the braced wall line on the opposite side of the addition in item 5 below.
4. If the braced wall lines perpendicular to the existing residence are 10-feet or less in length, a full height wall panel is required on one end only.
5. Braced wall lines parallel to the structure may be a maximum of 25-feet in length, unless additional perpendicular braced wall lines are provided.
6. Additional braced wall panel if length of wall is more than 25-feet.
7. Location of required full height sheathing. For the minimum width of the full height sheathing see the table above.
8. Location where doors, windows and other openings are allowed. For height of opening allowed see the table above.
9. Entire length of braced wall line, including above and below openings, shall be sheathed on one side with minimum 3/8-inch, 24/0 span rated structural panel (OSB, Plywood, etc).
10. Sheathing to be nailed with 8d common nails at 6-inches on center at edges and 12-inches on center at intermediate supports.
11. Maximum stud spacing is 16-inches on center.
12. All exterior wall braced wall lines shall be provided with a continuous foundation. Anchor bolts shall be 1/2-inch min. diameter with an embedment depth of 7-inches, two per plate min., placed at 12-inches from each end and at 6-foot on center max. All anchor bolts shall have 2-inch x 2-inch x 3/16-inch thick square washers.
13. 16d nails at 24-inches on center.
14. Gypsum board on the interior of the structure.

