



INFORMATION BULLETIN / PUBLIC – BUILDING CODE

REFERENCE NO.: LABC 2308

Effective: 01-01-2008

DOCUMENT NO.: P/BC 2008-004

Revised:

Previously Issued As: P/BC 2002-004

TYPE V SHEET

ONE STORY RESIDENTIAL CONSTRUCTION ONLY

Type V construction is a classification of buildings by construction materials and methods. It is the least restrictive permitted by the Los Angeles City Building Code and includes light, wood-frame construction. This sheet is for information and reference only and is not a substitute for accurate drawings prepared for each proposed construction project.

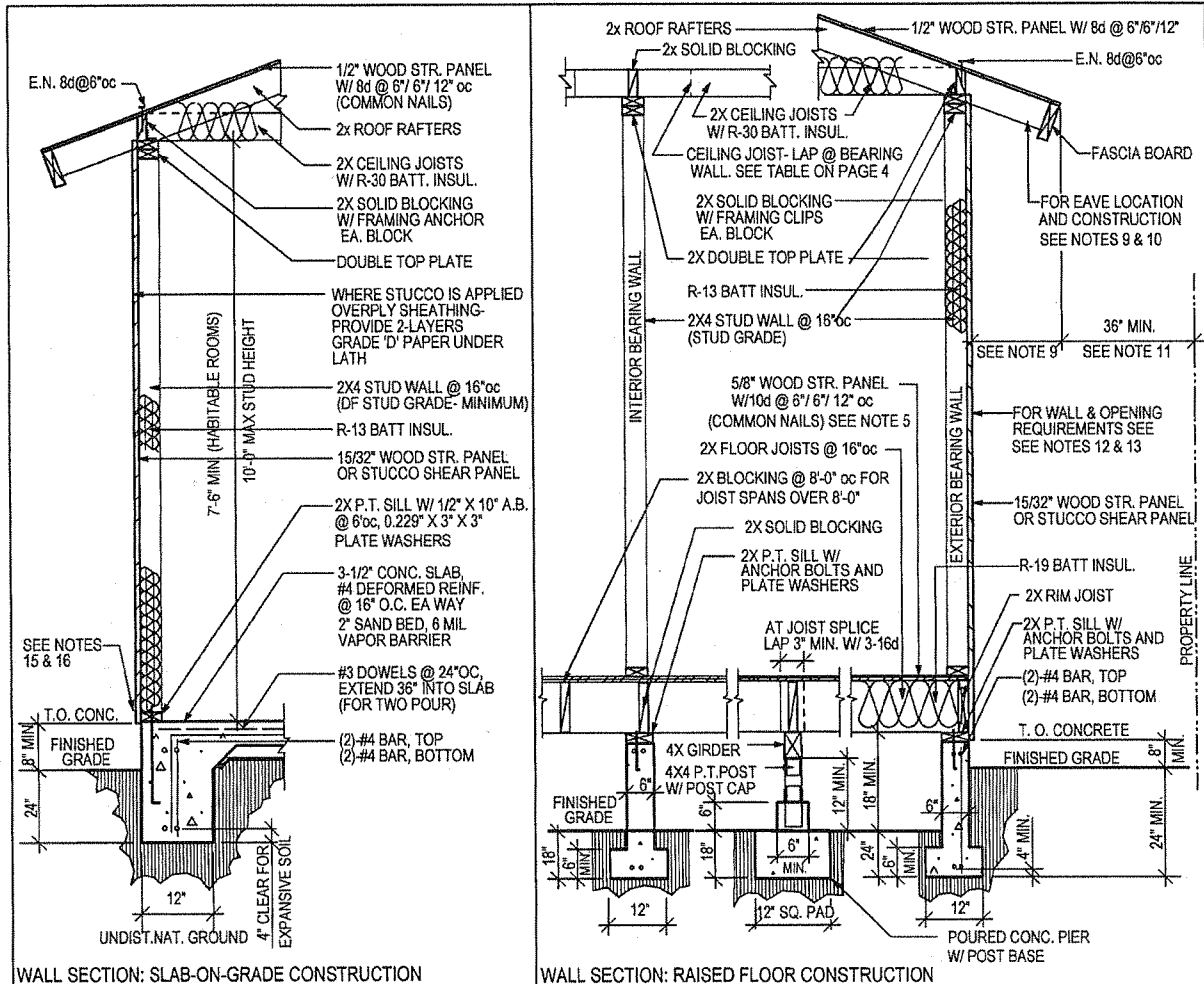
LABC refers to the Los Angeles City Building Code. The number following LABC references the location of the code section within the Los Angeles City Building Code.

FOOTINGS ON EXPANSIVE SOILS

Footing systems on expansive soil shall be constructed in a manner that will minimize damage to the structure from movement of the soil. All soil in the City of Los Angeles is considered expansive unless proven otherwise by an approved soils report.

1. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
2. Exterior walls and interior bearing walls shall be supported on continuous footings.
3. Footings shall be reinforced with four ½-inch diameter deformed reinforcing bars. Two bars shall be placed 4 inches from the bottom of the footing and two bars within 4 inches from the top of the footing.
4. Concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a 2-inch sand bed covered with a minimum 6 mil moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and shall be reinforced with ½" diameter deformed reinforcing bars. Reinforcing bars shall be spaced at intervals not exceeding 16 inches each way.
5. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
6. All drainage adjacent to footings shall be conducted away from the structure by a 3-ft wide sloped apron draining into an approved non-erosive device.

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NOTES:

1. Anchor bolts 5/8" x 10" embedded 7" and spaced maximum 4' with 0.229" x 3" x 3" plate washers, minimum 2 anchor bolts per piece, located not more than 12" or less than 7 bolt diameters from each end of the piece.
2. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills that rest on concrete or masonry foundations shall be pressure treated wood. Fasteners in preservative treated wood or fire retardant treated wood shall be of hot dipped zinc coated galvanized steel or stainless steel.
3. Minimum concrete strength 2,500-psi.
4. Bearing walls and braced wall panels require continuous footings.
5. 23/32" plywood required for 24" joist spacing.
6. Where interior walls are shear walls, wall framing and sheathing shall extend to the roof sheathing.
7. Under floor areas shall be ventilated by approved mechanical means or by openings into the under-floor area foundation walls. Such openings shall be placed to provide cross ventilation and shall be distributed approximately equally along the length of at least two sides. Openings shall be covered with corrosion resistant mesh w/ 1/8" maximum openings or other material allowed by LABC 1203.3.
8. Enclosed attics and enclosed rafter spaces shall have cross ventilation for each separate space. A minimum of 1-inch shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1/150 of the area being ventilated, with 50% of the required ventilating area provided by ventilators located in the upper portion of the attic space to be ventilated at least 3-feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. The minimum net free ventilating area may be 1/300 of the of the space ventilated, provided a vapor retarder having a transmission rate not exceeding 1-perm in accordance with ASTM E 96 with the vent locations as specified above. (LABC 1203).
9. Except for single family dwellings and duplexes, eaves shall not project more than 12" where openings are not permitted and shall not project more than 1/3 the distance from assumed vertical plane located where protected openings are required as per LABC 704.8.(LABC 704.2)
10. Except for single family dwellings and duplexes, eave construction shall be of 1-hr construction, heavy timber construction, or approved fire retardant treated wood, when located where openings are not permitted or where opening protection is required as specified by Table 704.8.(LABC 704.2.3)
11. Eaves shall not project more than 4" for each one foot of required side yard, and shall provide a minimum 36" clear space between the eave and the property line (LABC 12.22C20/LABC 1206).
12. For single family dwellings, duplexes, and their accessory buildings, maximum wall openings not to exceed 25% of wall area when within 5-ft of property line. Openings not allowed when less than 3-ft to property line. 1-hr wall required when within 5-ft of property line.
13. Except for single family dwellings, duplexes, and their accessory buildings, maximum area of exterior wall openings shall comply with LABC 704.8 and Table 704.8. Exterior walls shall be of 1-hr construction when located within 10-ft of a property line.
14. Foundation dimensions shown based on expansive soils
15. Minimum 6" clearance between wood siding and earth on the exterior unless siding, sheathing and wall framing are of naturally durable or preservative-treated wood (LABC 2304.11.2.6)
16. Stucco shall be provided with a corrosion-resistant weep screed.

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ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) Maximum Roof Covering Load: 6 psf (Asph. Shingles) Maximum Dead Load, Including Roof Covering, 15-psf. Live Load: 20 psf L/Δ = 240			ALLOWABLE SPANS FOR DF #2 CEILING JOISTS (DF-LARCH)				ALLOWABLE SPANS FOR DF #2 FLOOR JOISTS (DF-LARCH) Light Dead Load: 10 psf Live Load: 40 psf L/Δ = 360		
RAFTER SIZE	SPACING	ALLOWABLE SPAN	JOIST SIZE	SPACING	ALLOWABLE SPAN		JOIST SIZE	SPACING	ALLOWABLE SPAN
					Dead Load: 10 psf. Live Load: 20 psf. L/Δ = 240	Dead Load: 10 psf. Live Load: 10 psf. L/Δ = 240			
2x6	24"	10'-9"	2x4	24"	7'-2"	9'-10"	2x6	24"	8'-1"
	16"	13'-0"		16"	8'-9"	11'-3"		16"	9'-9"
	12"	14'-9"		12"	9'-10"	12'-5"		12"	10'-9"
2x8	24"	13'-6"	2x6	24"	10'-6"	14'-10"	2x8	24"	10'-3"
	16"	16'-7"		16"	12'-10"	17'-8"		16"	12'-7"
	12"	18'-11"		12"	14'-10"	19'-6"		12"	14'-2"
2x10	24"	16'-6"	2x8	24"	13'-3"	18'-9"	2x10	24"	12'-7"
	16"	20'-3"		16"	16'-3"	23'-0"		16"	15'-5"
	12"	23'-5"		12"	18'-9"	25'-8"		12"	17'-9"
2x12	24"	19'-2"	2x10	24"	16'-3"	22'-11"	2x12	24"	14'-7"
	16"	23'-6"		16"	19'-10"	26'-0"		16"	17'-10"
	12"	25'-10"		12"	22'-11"	26'-0"		12"	20'-7"

ALLOWABLE SPANS FOR DF #2 FLOOR GIRDERS (DF-LARCH) Max. Floor Dead Load: 15 psf Max. Tributary Width: 8'-0"	
SPAN 6'-0"	4x6

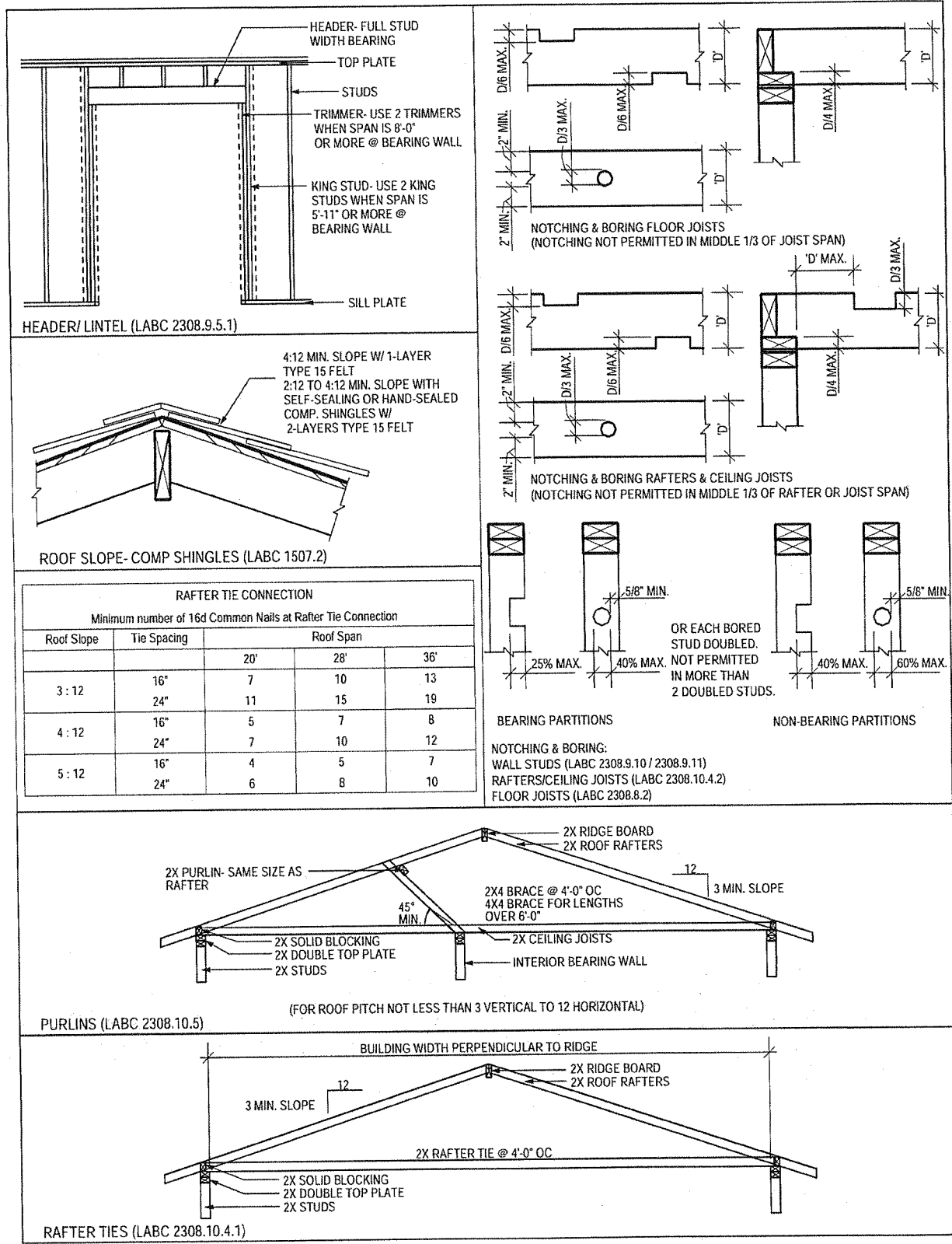
ALLOWABLE SPANS FOR DF #2 HEADERS (DF-LARCH) ^{a, c} Maximum span of tributary load: 20'-0" Exterior Bearing Walls					
SPAN	Up to 5'-5"	5'-5"	6'-10"	8'-5"	10'-6"
BEAM SIZE	2-2x6	2-2x8	2-2x10	3-2x10 ^b	3-2x12 ^b

^a Solid lumber of equivalent thickness may be used.
^b Two jack studs required to support each end.
^c 4"x12" No.1 header may be used at garage door opening supporting non bearing wall with maximum 16'-0" span. Double King stud required at each end.

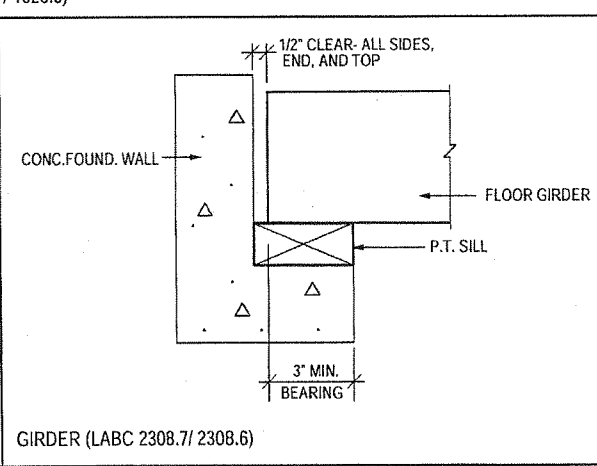
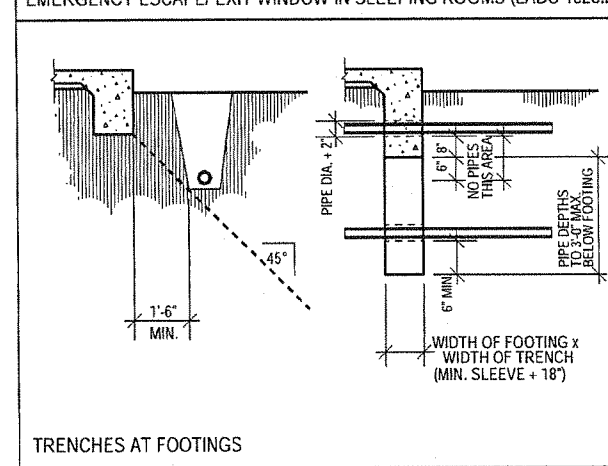
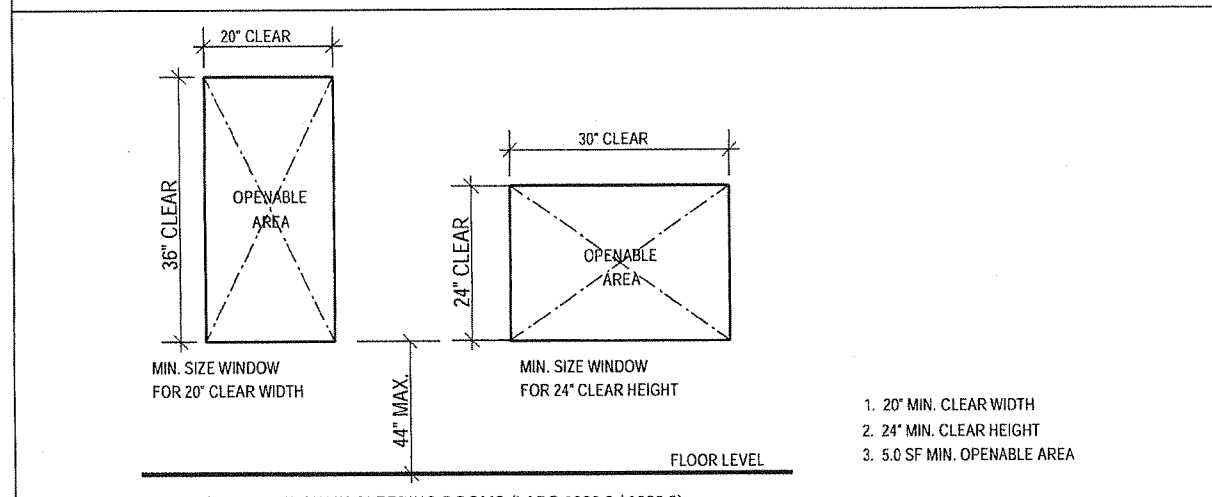
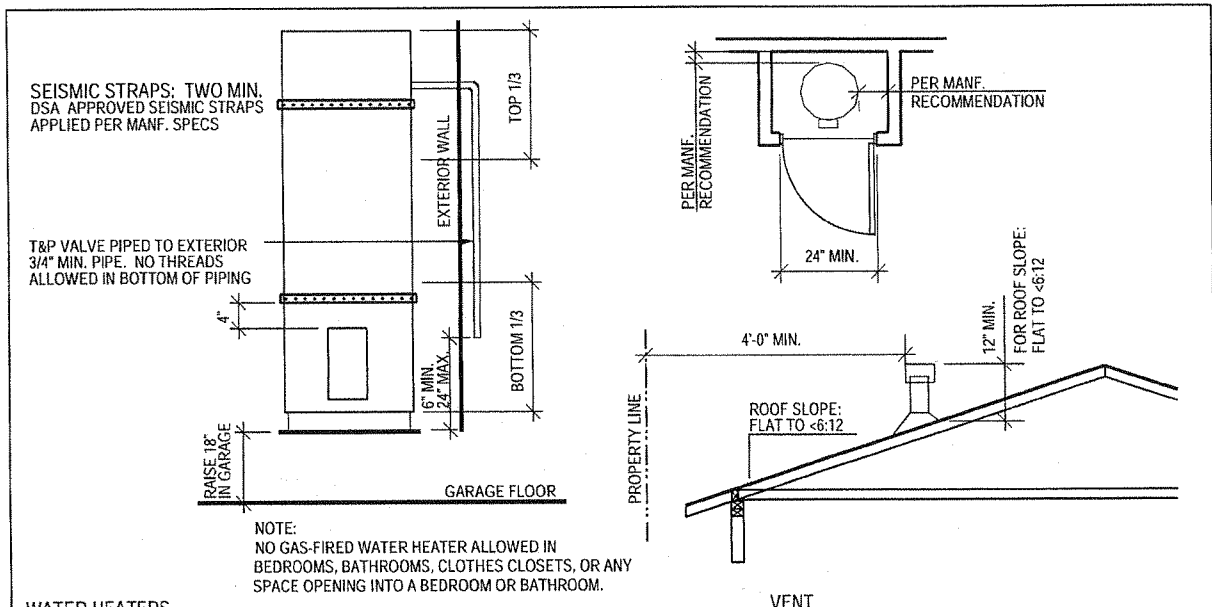
ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES CONTINUOUS OVER TWO OR MORE SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS NOTE: APPLIES TO PANELS 24" OR WIDER						
SHEATHING GRADES		ROOF				FLOOR
PANEL SPAN RATING Roof/Floor Span	PANEL THICKNESS (INCHES)	MAXIMUM SPAN (INCHES)		LOADS (PSF)		MAX. SPAN (INCHES) Panel edges with tongue and groove joints or with blocking
		EDGE SUPPORT	NO EDGE SUPPORT	TOTAL LOAD	LIVE LOAD	
24/0	3/8, 7/16, 1/2	24	20	40	30	
24/16	7/16, 1/2	24	24	50	40	16
32/16	15/32, 1/2, 5/8	32	28	40	30	16
40/20	19/32, 5/8, 3/4, 7/8	40	32	40	30	20
48/24	23/32, 3/4, 7/8	48	36	45	35	24

FASTENING SCHEDULE (LABC TABLE 2304.9.1)		
CONNECTION	FASTENING	LOCATION
JOIST TO SILL OR GIRDER	3-8d common	toenail
BRIDGING TO JOIST	2-8d common	toenail each end
SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C. 3"-16d @ 16" O.C.	typical face nail braced wall panels
TOP PLATE TO STUD	2-16d common	end nail
STUD TO SOLE PLATE	4-8d common 2-16d common	toenail end nail
DOUBLE STUDS	16d @ 24" O.C.	face nail
DOUBLE TOP PLATES	16d @ 16" O.C. 8-16d common	typical face nail lap splice
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d common	toenail
RIM JOIST TO TOP PLATE	8d @ 6" O.C.	toenail
TOP PLATES, LAPS AND INTERSECTIONS	2-16d common	face nail
CEILING JOISTS TO PLATE	3-8d common	toenail
CONTINUOUS HEADER TO STUD	4-8d common	toenail
CEILING JOISTS, LAPS OVER PARTITIONS	3-16d common minimum	face nail
CEILING JOISTS TO PARALLEL RAFTERS	3-16d common minimum	face nail
RAFTER TO PLATE	3-8d common	toenail
BUILT-UP CORNER STUDS	16d common	24" O.C.
2" PLANKS	16d common	at each bearing

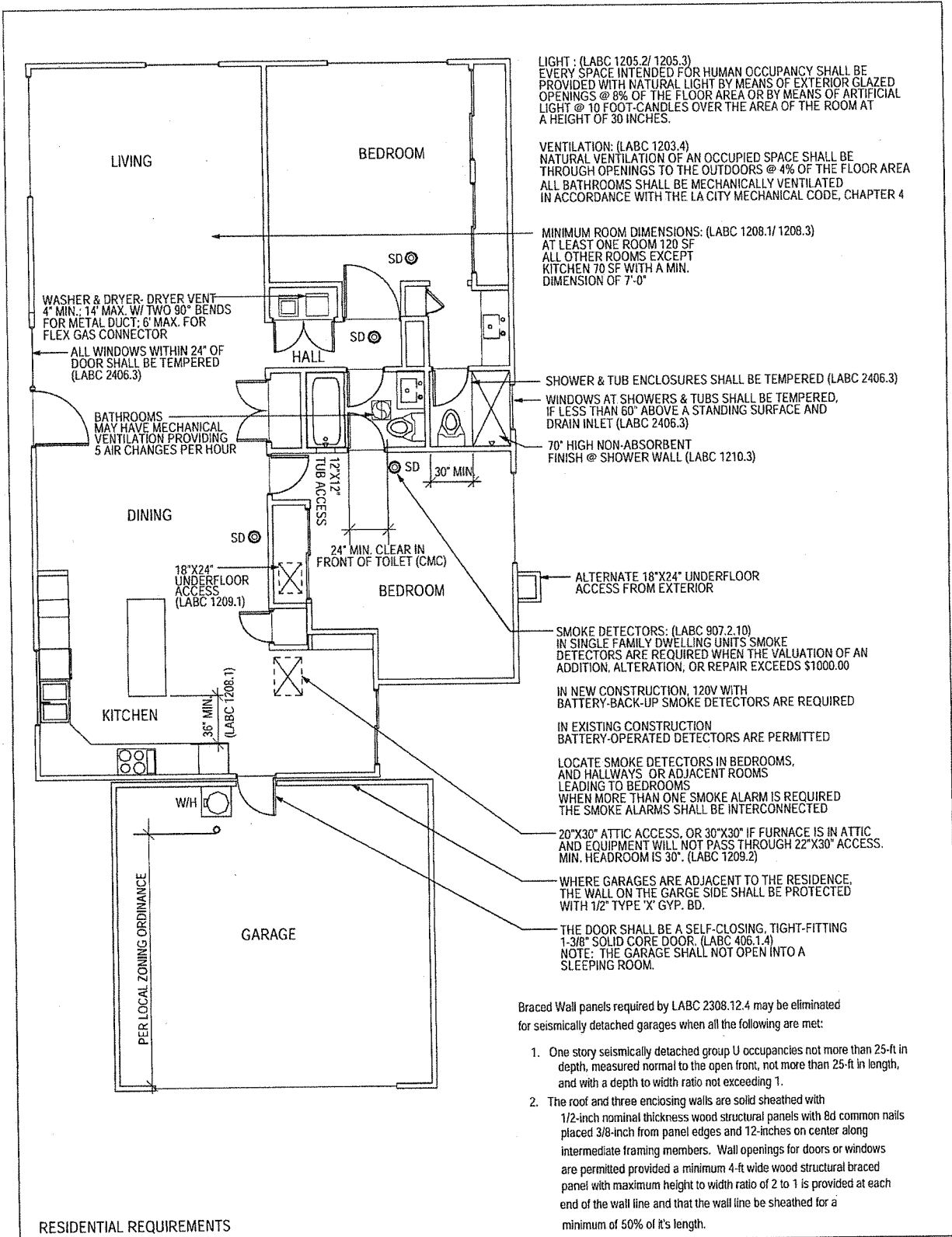
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