



# FCCIP NEWS

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## Foundation Anchorage

Ask any foundation man how high he positions an anchor bolt and you will most likely get the reply: "It depends on the contractor." Most commonly, they are set at 2-2 1/2". The framer comes along to set his sills, and, if he's done it before, remembers that by the time he installs the sill seal and the washer there isn't enough bolt to catch the nut. So, he drills a 1 1/2" hole, perhaps halfway through the sill so that the nut is recessed in the sill. Contractors of modular homes especially like to do this so the units can slide on a sill plate without obstruction.

Let's think about the logic of this practice for a moment. We have imbedded 1/2" anchor bolts, 6ft on center, at least 8" into concrete for the purpose of resisting wind uplift. Does it make sense then to eliminate half of the stock of the only element that is holding the structure to the foundation? The state inspector has upheld our position that it was the intent of Section 3604.10 that a full 2by sill plate be used and not compromised. This office will begin to enforce this section with the issuance of this newsletter.

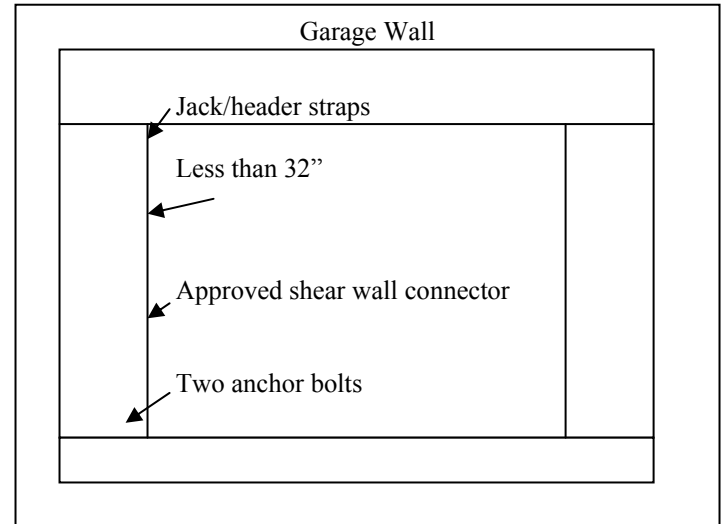
As it will be a scheduling nightmare to inspect sills before framing, and, after framing, it is very difficult to retrofit anchorage, we will be inspecting the height of the anchor bolts at foundation time. **There should be a minimum of 2 3/4" height from the top of foundation. The bolts must be embedded not less than 8", meaning nothing less than a 12" anchor bolt.** If an inspector does not see the minimum, he may ask for retrofit anchorage before framing can begin. Please advise concrete subcontractors of this policy.

MAB's of other approved straps may be used **if** installed as per manufacturer's specifications. Spacing requirements are different than the 6 ft. o.c. requirements of 3604.

## Check out the checklist

You may have noticed inspectors with a checklist for new 1-2 family dwellings. Although the inspector is not limited to mentioned items, the use of the checklist is a tool to insure uniformity and thoroughness of inspections. The list is now available online at [www.fccip.org](http://www.fccip.org), or feel free to ask an inspector for a copy. We would appreciate any input you may have.

## Narrow walls



Section 3606.29 of the Mass. Building Code deals with wall bracing for 1-2 family structures. In most cases, properly installed exterior sheathing is all that is needed. The code prescribes a minimum width of 48" at each end and every 25 ft. of wall length. For one story buildings an exception allows a width of not less than 32 inches. **The typical garage does not meet this standard.**

The APA recently released a publication that describes the wind forces to wooden structures and the code requirements of wall bracing. Approved bracing systems can be used as an alternative to the prescribed code. Log on to [www.apawood.org/bracing](http://www.apawood.org/bracing) to learn more. If you are interested in a free seminar, please leave word at the office. If there is enough interest, we can try to schedule one for the Spring or early Summer.

tools or special knowledge available to a small child), which retracts to 48" or more above the finished ground level by hinge or sliding mechanism and has provision for securing with a locking device, shall be an acceptable alternative to the applicable enclosure requirements.

Owners will only be required to apply for one permit, even if they dismantle the pool and reassemble it every year.

### **FCCIP STAFF**

Phone: 772-2026      Fax: 773-0896  
James Hawkins, Building Commissioner, Ext. 123  
[jhawkins@frcog.org](mailto:jhawkins@frcog.org)  
James Cerone, Local Building Inspector, Ext. 124  
[jcerone@frcog.org](mailto:jcerone@frcog.org)  
Judy Bresciano, Administrative Assistant, Ext. 121  
[fccip@frcog.org](mailto:fccip@frcog.org)  
James Slowinski, Electrical Inspector, Ext. 126  
[electric@frcog.org](mailto:electric@frcog.org)  
Andy French, Plumbing Inspector, Ext. 125  
[plumbing@frcog.org](mailto:plumbing@frcog.org)

Web Site: [www.fccip.org](http://www.fccip.org)

### **Residential Ramps**

The AAB (Architectural Access Board) regulations(521 CMR) rarely comes into play with residential ramps, however, contractors should be aware of the following Massachusetts Building Code regulations, section 3603.15:

- Ed Marchefka passed away on May 21, 2005. Electrical Inspector for the FCCIP for almost 20 years, he is missed by all of us.
  - James Slowinski has been hired as the new full-time electrical inspector—a welcomed addition to the staff.
  - The town of Rowe has joined the FCCIP for electrical.
  - We have expanded a little. Both the plumbing and electrical inspectors are in a new space (one door down) and there is a front desk available for filling out applications.
  - If all goes right, applicants should be able to fill out permit applications on line by the end of the year. Some permits will still have to be printed, signed, and mailed or brought to the office.
  - The Department of Industrial Accidents has issued a revised affidavit, which should be easier to read and understand. Under Massachusetts general law, no municipal authority may issue a permit without first receiving a completed Workers' Comp Insurance Affidavit from the contractor obtaining the permit, whether or not that person has employees. If you have a Workers' Comp Policy, you must provide a copy of said policy along with the completed application for the permit. The law now allows you to submit ONE AFFIDAVIT PER YEAR, and allows you to incorporate all FCCIP towns on the one affidavit.
- ❖ For all ramps:
    - The slope can be no greater than 1 in 8.
    - Guardrails shall be provided on both sides of ramp, constructed in accordance with 3603.14.2.1(In other words, as if there were a 30" height difference in floor or grade).
    - A graspable handrail must be provided for all ramps with a slope of greater than 1 in 12 on, at least, one side.
    - A minimum three-foot-by three-foot level landing shall be provided at the top and bottom of ramps where doors open onto the ramp and where the ramp changes direction.
  - ❖ In addition to the above, for persons with disabilities:
    - The slope can be no greater than 1 in 12.
    - Handrails must be provided on both sides when there is a vertical rise between landings of more than six inches.
    - There must be a maximum rise of 30" between landings.

