



City of Pomona — Building and Safety Division

Wood Frame Prescriptive Provisions One Story Residential Construction Additions 500 sq. ft. or Less (Formerly Known as Type V Sheet)

The wood frame prescriptive provisions are for one and two family dwellings and townhouses of wood frame construction, not exceeding one story in height. This Information Bulletin is for information and reference only and is not a substitute for accurate drawings prepared for each proposed construction project.

All buildings erected using provisions detailed herein must comply with restrictions listed below:

- a) Roof and floor boundary elements shall not cantilever past exterior wall line(s) below:
- b) This prescriptive provisions shall not be used for irregular structures located in Seismic Design Categories C, D0, D1, and D2.

FOOTINGS ON EXPANSIVE SOILS

Footings 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 Pomona 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 top of the footing. Reinforcement shall have a minimum 3-inch concrete cover for concrete cast against earth and reinforcement not exceeding 5/8-inch shall have minimum 1-1/2-inch concrete cover when not cast against earth.
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 3-ft wide sloped apron draining into an approved non-erosive device.

ENERGY REQUIREMENTS

All work must comply with the State of California Title 24 Energy Requirements.