



# FOUNDATION CODE AND SAMPLES

City of Tukwila  
Building Division/Permit Center 6300  
Southcenter Blvd. #100  
Tukwila, WA 98188  
(206) 431-3670

## FOUNDATION DAMPPROOFING

### R406.1 Concrete and masonry foundation dampproofing.

Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the finished grade to the higher of the top of the footing or 6 inches (152 mm) below the top of the basement floor. Masonry walls shall have not less than 3/8-inch (9.5 mm) Portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m<sup>2</sup>) of acrylic modified cement.
3. One-eighth inch (3.2 mm) coat of surface-bonding cement complying with ASTM C887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

**Exception:** Parging of unit masonry walls is not required where a material is approved for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

### R406.2 Concrete and masonry foundation waterproofing.

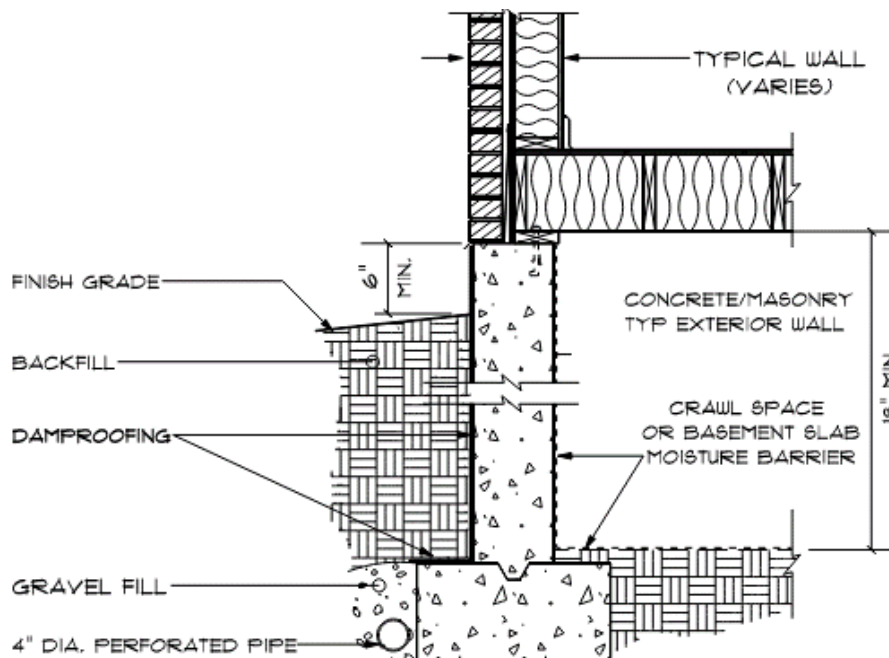
In areas where a high-water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the higher of (a) the top of the footing or (b) 6 inches (152 mm) below the top of the basement floor, to the finished grade. Walls shall be waterproofed in accordance with one of the following:

1. Two-ply hot-mopped felts.
2. Fifty-five-pound (25 kg) roll roofing.
3. Forty-mil (1 mm) polymer-modified asphalt.
4. Sixty-mil (1.5 mm) flexible polymer cement.
5. One-eighth inch (3 mm) cement-based, fiber-reinforced, waterproof coating.
6. Sixty-mil (1.5 mm) solvent-free liquid-applied synthetic rubber.

**Exception:** Organic-solvent-based products such as hydrocarbons, chlorinated hydrocarbons, ketones and esters shall not be used for ICF walls with expanded polystyrene form material.

Use of plastic roofing cements, acrylic coatings, latex coatings, mortars and pargings to seal ICF walls is permitted. Cold-setting asphalt or hot asphalt shall conform to Type C of ASTM D 449. Hot asphalt shall be applied at a temperature of less than 200°F (93°C).

All joints in membrane waterproofing shall be lapped and sealed with an adhesive compatible with the membrane.

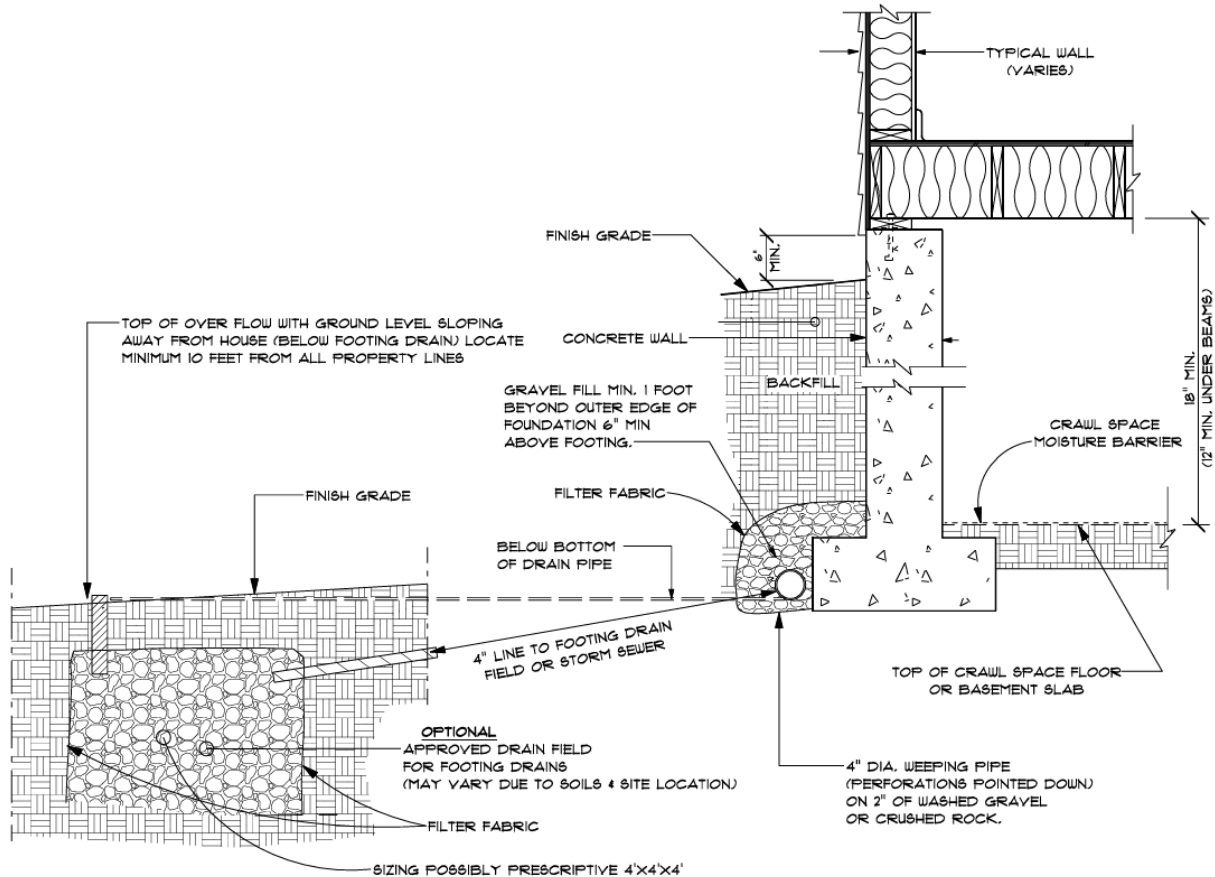




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## FOUNDATION DRAINFIELD TYPICAL LAYOUT



### R405.1 CONCRETE OR MASONRY FOUNDATIONS.

Drains shall be provided around all concrete or masonry foundations that retain earth and enclosed habitable or usable spaces below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least on sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same materials.

**EXCEPTION:** A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I soils, as detailed in R405.1.



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## TYPICAL FOUNDATION WALL

