

Residential Floor Framing

R317.1 Location required. Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWP A U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWP A U1.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire resistance rated, shall be provided with a 1/2 inch (12.7 mm) gypsum wallboard membrane, 5/8 inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted. ~~This has been deleted from the code by the NMAC code~~

R502.2 Design and construction. Floors shall be designed and constructed in accordance with the provisions of this chapter, Figure R502.2 and Sections R317 and R318 or in accordance with ANSI AWC NDS.

R502.2.1 Framing at braced wall lines. A load path for lateral forces shall be provided between floor framing and braced wall panels located above or below a floor, as specified in Section R602.10.8.

R502.2.2 Blocking and subflooring. Blocking for fastening panel edges or fixtures shall be a minimum of utility grade lumber. Subflooring shall be a minimum of utility grade lumber or No. 4 common grade boards. Fire blocking shall be of any grade lumber.

R502.3 Allowable joist spans. Spans for floor joists shall be in accordance with Tables R502.3.1 (1) and R502.3.1 (2). For other grades and species and for other loading conditions, refer to the AWC STJR.

R502.3.1 Sleeping areas and attic joists. Table R502.3.1 (1) shall be used to determine the maximum allowable span of floor joists that support sleeping areas and attics that are accessed by means of a fixed stairway in accordance with Section R311.7 provided that the design live load does not exceed 30 pounds per square foot (1.44 kPa) and the design dead load does not exceed 20 pounds per square foot (0.96 kPa). The allowable span of ceiling joists that support attics used for limited storage or no storage shall be determined in accordance with Section R802.4.

R502.3.2 Other floor joists. Table R502.3.1(2) shall be used to determine the maximum allowable span of floor joists that support other areas of the building, other than sleeping rooms and attics, provided that the design live load does not exceed 40 pounds per square foot (1.92 kPa) and the design dead load does not exceed 20 pounds per square foot (0.96 kPa).

R502.3.3 Floor cantilevers. Floor cantilever spans shall not exceed the nominal depth of the wood floor joist. Floor cantilevers constructed in accordance with Table R502.3.3 (1) shall be permitted where supporting a light frame bearing wall and roof only. Floor cantilevers supporting an exterior balcony are permitted to be constructed in accordance with Table R502.3.3 (2).

R502.4 Joists under bearing partitions. Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized to adequately support the load, that are separated to permit the installation of piping or

vents shall be full depth solid blocked with lumber not less than 2 inches (51 mm) in nominal thickness spaced not more than 4 feet (1219 mm) on center. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth unless such joists are of sufficient size to carry the additional load.

R502.5 Allowable girder and header spans. The allowable spans of girders and headers fabricated of dimension lumber shall not exceed the values set forth in Tables R602.7 (1), R602.7 (2) and R602.7 (3).

R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1½ inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch by 4-inch (25 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers. The bearing on masonry or concrete shall be direct, or a sill plate of 2-inch-minimum (51 mm) nominal thickness shall be provided under the joist, beam or girder. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30 865 square mm).

R502.6.1 Floor systems. Joists framing from opposite sides over a bearing support shall lap not less than 3 inches (76 mm) and shall be nailed together with a minimum three 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the nailed lap is permitted.

R502.6.2 Joist framing. Joists framing into the side of a wood girder shall be supported by *approved* framing anchors or on ledger strips not less than nominal 2 inches by 2 inches (51 mm by 51 mm).

R502.7 Lateral restraint at supports. Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches (51 mm) nominal in thickness; or by attachment to a full-depth header, band or rim joist, or to an adjoining stud or shall be otherwise provided with lateral support to prevent rotation.

Exceptions:

1. Trusses, structural composite lumber, structural glued-laminated members and I-joists shall be supported laterally as required by the manufacturer's recommendations.
2. In Seismic Design Categories D₀, D₁ and D₂, lateral restraint shall be provided at each intermediate support.

R502.7.1 Bridging. Joists exceeding a nominal 2 inches by 12 inches (51 mm by 305 mm) shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1 inch by 3 inch (25.4 mm by 76 mm) strip nailed across the bottom of joists perpendicular to joists at intervals not exceeding 8 feet (2438 mm).

Exception: Trusses, structural composite lumber, structural glued-laminated members and I-joists shall be supported laterally as required by the manufacturer's recommendations.

R502.8 Cutting, drilling and notching. Structural floor members shall not be cut, bored or notched in excess of the limitations specified in this section. See Figure R502.8.

R502.8.1 Sawn lumber. Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth of the member, shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span. Notches at the ends of the member shall not exceed one-fourth the depth of the member. The tension side of members 4 inches (102 mm) or greater in nominal thickness shall not be notched except at the ends of the members. The diameter of holes bored or cut into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches (51 mm) to the top or bottom of the member, or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches (51 mm) to the notch.

R502.8.2 Engineered wood products. Cuts, notches and holes bored in trusses, structural composite lumber, structural glue-laminated members, cross-laminated timber members or I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a *registered design professional*.

R502.9 Fastening. Floor framing shall be nailed in accordance with Table R602.3 (1). Where posts and beam or girder construction is used to support floor framing, positive connections shall be provided to ensure against uplift and lateral displacement.

R502.10 Framing of openings. Openings in floor framing shall be framed with a header and trimmer joists. Where the header joist span does not exceed 4 feet (1219 mm), the header joist shall be a single member the same size as the floor joist. Single trimmer joists shall be used to carry a single header joist that is located within 3 feet (914 mm) of the trimmer joist bearing. Where the header joist span exceeds 4 feet (1219 mm), the trimmer joists and the header joist shall be doubled and of sufficient cross section to support the floor joists framing into the header.

R502.11 Wood trusses.

R502.11.1 Design. Wood trusses shall be designed in accordance with *approved* engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional where required by the statutes of the *jurisdiction* in which the project is to be constructed in accordance with Section R106.1.

R502.11.2 Bracing. Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the *construction documents* for the building and on the individual truss design drawings. In the absence of specific bracing requirements, trusses shall be braced in accordance with accepted industry practices, such as, the SBCA *Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses*.

R502.11.3 Alterations to trusses. Truss members and components shall not be cut, notched, spliced or otherwise altered in any way without the approval of a registered *design professional*. Alterations resulting in the addition of load that exceed the design load for the truss shall not be permitted without verification that the truss is capable of supporting the additional loading.

R502.11.4 Truss design drawings. Truss design drawings, prepared in compliance with Section R502.11.1, shall be submitted to the *building official* and *approved* prior to installation. Truss design drawings shall be provided with the shipment of trusses delivered to the job site. Truss design drawings shall include, at a minimum, the information specified as follows:

1. Slope or depth, span and spacing.
2. Location of all joints.
3. Required bearing widths.
4. Design loads as applicable:
 - 4.1. Top chord live load.
 - 4.2. Top chord dead load.
 - 4.3. Bottom chord live load.
 - 4.4. Bottom chord dead load.
 - 4.5. Concentrated loads and their points of application.
 - 4.6. Controlling wind and earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use.
6. Each reaction force and direction.
7. Joint connector type and description, such as size, thickness or gage, and the dimensioned location of each joint connector except where symmetrically located relative to the joint interface.
8. Lumber size, species and grade for each member.
9. Connection requirements for:
 - 9.1. Truss-to-girder-truss.
 - 9.2. Truss ply-to-ply.
 - 9.3. Field splices.
10. Calculated deflection ratio and/or maximum description for live and total load.
11. Maximum axial compression forces in the truss members to enable the building designer to design the size, connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss drawing or on supplemental documents.
12. Required permanent truss member bracing location.

R502.12 Draft stopping required. Draft stopping shall be provided in accordance with Section R302.12.

R302.12 Draft stopping. In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m²). Draft stopping shall divide the concealed

space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draft stopping shall be provided in floor-ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

R302.12.1 Materials. Draft stopping materials shall be not less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other *approved* materials adequately supported. Draft stopping shall be installed parallel to the floor framing members unless otherwise *approved* by the *building official*. The integrity of the draft stops shall be maintained.

R502.13 Fire blocking required. Fire blocking shall be provided in accordance with Section R302.11.

R302.11 Fire blocking. In combustible construction, fire blocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top *story* and the roof space. Fire blocking shall be provided in wood-framed construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an *approved* material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
5. For the fire blocking of chimneys and fireplaces, see Section R1003.19.
6. Fire blocking of cornices of a two-family *dwelling* is required at the line of *dwelling unit* separation.

R302.11.1 Fire blocking materials. Except as provided in Section R302.11, Item 4, fire blocking shall consist of the following materials.

1. Two-inch (51 mm) nominal lumber.
2. Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
3. One thickness of 23/32-inch (18.3 mm) wood structural panels with joints backed by 23/32-inch (18.3 mm) wood structural panels.
4. One thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard.
5. One-half-inch (12.7 mm) gypsum board.
6. One-quarter-inch (6.4 mm) cement-based millboard.
7. Batts or blankets of mineral wool or glass fiber or other *approved* materials installed in such a manner as to be securely retained in place.
8. Cellulose insulation installed as tested in accordance with ASTM E 119 or UL 263, for the specific application.

R302.11.1.1 Batts or blankets of mineral or glass fiber. Batts or blankets of mineral or glass fiber or other *approved* non-rigid materials shall be permitted for compliance with the 10-foot (3048 mm) horizontal fire blocking in walls constructed using parallel rows of studs or staggered studs.

R302.11.1.2 Un-faced fiberglass. Un-faced fiberglass batt insulation used as fire blocking shall fill the entire cross section of the wall cavity to a height of not less than 16 inches (406 mm) measured vertically. Where piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.

R302.11.1.3 Loose-fill insulation material. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

R302.11.2 Fire blocking integrity. The integrity of fire blocks shall be maintained.