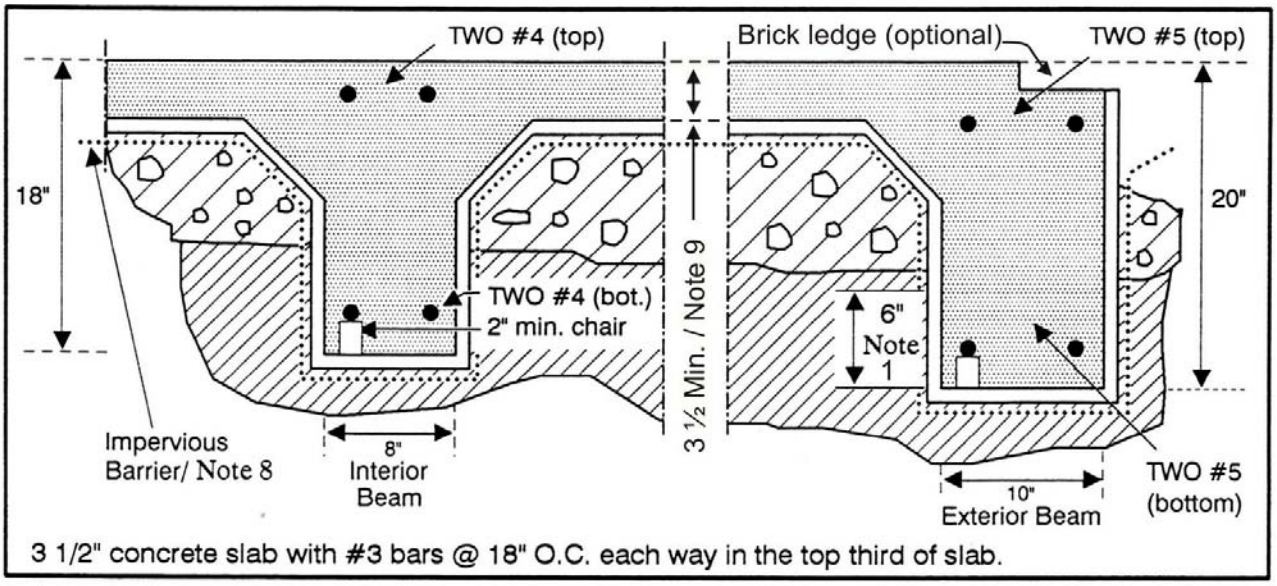
TECHNICAL BULLETIN
Minimum Foundation Requirements
For Residential Accessory Structures

This Tech Bulletin describes the minimum foundation requirements for non-habitable residential accessory structures such as detached garages and permanent storage buildings. For habitable structures (single family dwellings), foundations must be designed by an engineer licensed to practice in the State of Texas.

The following are minimum foundation requirements unless otherwise designed and sealed by an engineer:



General Notes to the illustrations:

1. Bottom of all beams shall extend a minimum of 6 inches into undisturbed soil.
2. All concrete shall have a 28-day compressive strength of 3,000 psi.
3. Maximum center-to-center dimension for beams is 16 feet. No dead end beams are permitted.
4. All reinforcing steel shall have a minimum concrete cover of not less than 1 ½ inches.
5. Beam reinforcing steel shall be tied and supported every four feet.
6. All splices in reinforcing steel shall be lapped a minimum of 40 bar diameters.
7. All reinforcing steel in the slab and beams shall be adequately supported by chairs or other approved means.
8. Vapor barrier (.006 poly) is optional.
9. Slab must be a minimum of 3 ½ inches thick. Steel reinforcing matt shall consist of #3 bars @ 18 inches on-center each-way. The matt shall extend to within 2 inches of the exterior form board.