

Accessory Structure Foundations

Interpretation of Section R403 of the 2000 Michigan Residential Code

Accessory structure foundations within the City limits are not required to extend to the 42" frost depth under all of the following conditions:

- For residential storage only.
- The total height of the wall from the top of the slab to the top of the top plate shall not exceed 10 feet.
- The total width of the building shall not exceed 24 feet.
- Only common trusses with a 2x4-bottom chord, or a 2x6-ceiling joist in rafter construction.

IF ALL of the above conditions are met, then the minimum foundation requirements shall be:

- ◆ A continuous monolithic slab that extends a minimum of 12 inches **below grade**.
- ◆ The base of the "ratwall" shall be a minimum of 12 inches wide.
- ◆ The interior edge of the base shall slope at a 45-degree angle up to the slab.
- ◆ The exterior building site shall be excavated a minimum of 12 inches. The base or footing shall bear on undisturbed suitable soil, but the interior of the slab can be of compacted sand or gravel.
- ◆ A minimum of one (1) #5 rebar or two (2) #4 rebars installed in the middle third of the "ratwall" depth.
- ◆ The anchor bolts shall not exceed six (6) feet apart, and anchor straps shall be installed according to the manufacturer's specifications. All anchors shall be installed into the slab a minimum of four (4) inches and/or per the manufacturer's instructions.