

**Chester
Building Official
Code Enforcement**

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Monolithic Slab – slab on ground, cast monolithically with footings, may be used as thickened slab foundation for a detached one-story (only) accessory building (U-1 Occupancy Types ONLY) and sized less than 600 sq. feet; otherwise a design should be submitted.

- Ground shall be graded, compacted and level – no voids; avoid overdigging.
- Grading, drainage, and swales as required to insure no containment of water
 - minimum of 6 inches of fall within 10 feet
- Slab to be placed on undisturbed soil or approved structural, compacted fill
 - Not to be used on organic soils, soft soils, muck, or otherwise expansive soil types. All sod and foreign matter under slab is to be removed
- Slab is not to be used to support isolated columns – interior pad placements must be planned.
- Slab is not to be used as a foundation system for structural additions.
- Maximum slab area for one-story building, ~600 square foot (without a design)
- Trench entire perimeter
 - 12 inch minimum width at base
 - 12 inch minimum depth below finished grade
 - 6" minimum above finished grade (total depth of pour min = 18 inches)
 - Continuous # 4 rebar at top and bottom of thickened edge of slab – rebar positioned a minimum of 3" from edges (from soil)
 - Lapping of rebar is to be minimum of 15" and all bends are to be cold bends
- 6" x 6" – 10" x 10" welded wire mesh laid continuous through the slab/floor – overlap mesh at least one square. Keep mesh supported and out of contact with soil – simply pulling wire mesh up during the pour is not sufficient
- 4 inch minimum pour throughout slab/floor - 4 inch minimum crushed stone or washed gravel under slab/floor
- 3000 psi compression strength concrete (min)
- ½ inch diameter steel anchor bolts placed 6 foot on center (max)
 - 7 inch minimum penetration into concrete
 - 12 inch maximum from corners
 - 12 inch maximum from each sill plate end
 - Minimum of 2 bolts per section plate
 - Plan anchor bolt placements properly around all openings
- Sill plate to be treated lumber (2 x 6 min)

Inspection Point

- Prior to Pour