

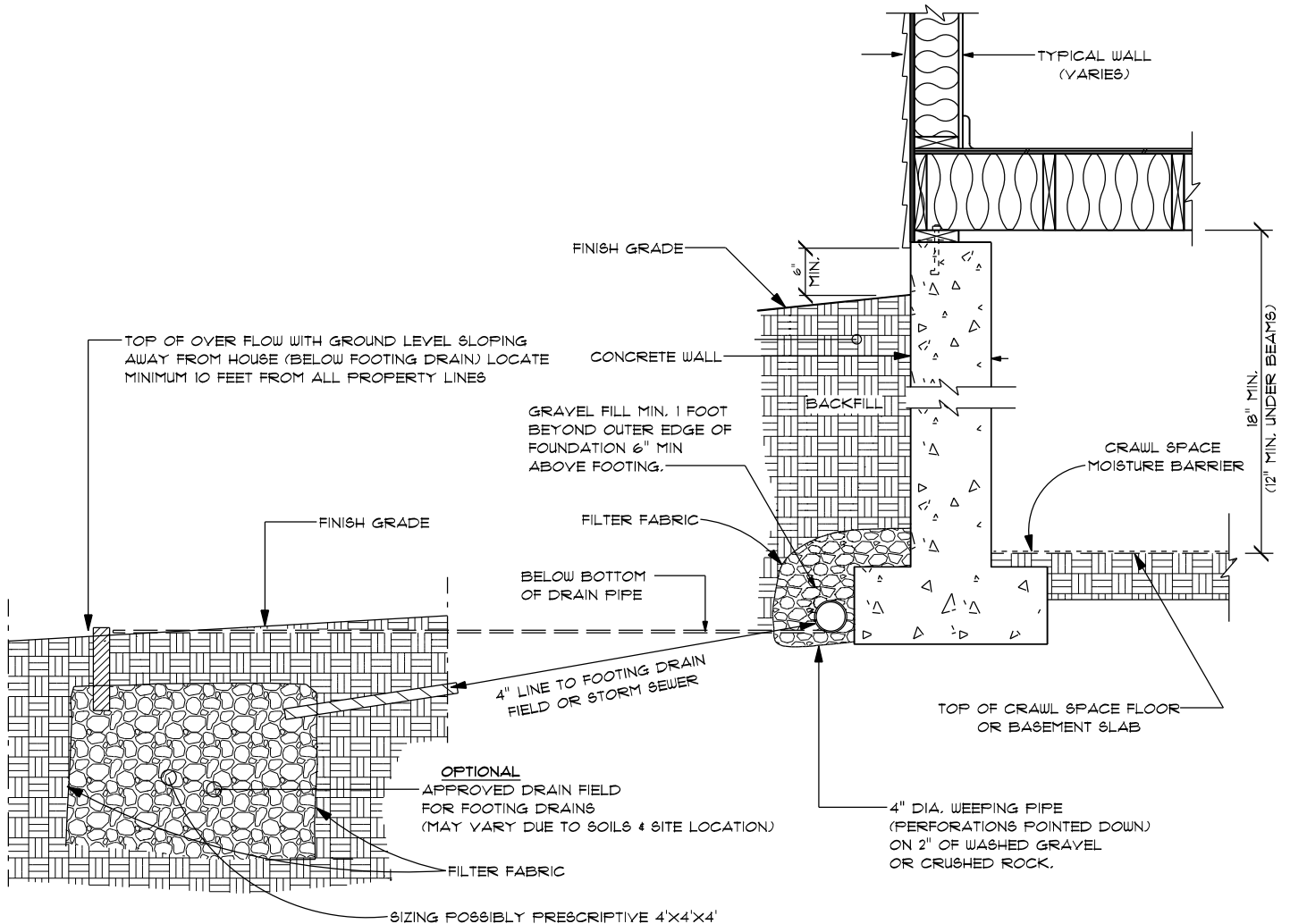


SAMPLE FOUNDATION DRAINS

2015 WASHINGTON STATE BUILDING CODES

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

TYPICAL LAYOUT FOR FOUNDATION DRAINFIELD



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 located 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 Table R405.1.