Clark County Building Department

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Division:	Plans Exam, Engineering & Inspection	**Code Interpretation**	BD-CI-039
Subject:	SILL ANCHORAGE	**Effective Date:**	09/03/2011
Code:	2024 IBC Section 2308.7.1.1, 2308.7.1.2, and 2021 ANSI/AWC SDPWS Section 4.3.6.4.3	**Revised Date:**	01/06/2026

A. CODE REQUIREMENT

Sections 2308.7.1.1 and 2308.7.1.2 require that braced wall line sill plates be anchored with anchor bolts with 0.229 inch by 3 inch by 3 inch steel plate washers between the foundation sill plate and the nut or approved anchor straps in Seismic Design Category D and E.

B. INTERPRETATION

Engineered designs shall comply with Section 2305 and the reference standard. Projects which are detailed in accordance with the prescriptive provision in section 2308 do not require any calculations. Steel plate washers (0.229 inch by 3 inch by 3 inch) shall be required at all braced wall lines regardless of the Seismic Design Category, unless exempted by the ANSI/AWC SDPWS section 4.3.6.4.3. Exterior walls and interior bearing walls in Seismic Design Category D, E, or F that are not designed as shear walls are required to have anchor bolts with steel plate washers unless a design which provides code intended anchorage is specified. A registered design professional's specification of anchor bolts with standard cut washers at these locations will be deemed as an adequate design.

C. RATIONALE

This is a clarification of the code requirement to ensure consistent enforcement. The requirement for sill plates, anchor bolts and washers is specified in IBC Sections, 2308.7.1 and 2308.9.3. The conventional construction provisions are intended when calculations are not being provided. Compliance to the conventional construction provisions is, therefore, necessary for anchorage of walls not subject to design protocol. Anchorage is required in accordance with Section 2308.7.1 which indicates "a properly sized nut and washer shall be tightened on each bolt to the plate." It is silent on the necessary washer size for other walls not part of a braced wall line. Section 2308.1 and 2308.4 allow for methods other than conventional provisions outlined in Section 2308 as long as a satisfactory design is submitted showing compliance with other provisions of the IBC.

A registered design professional's seal on the drawings and calculations is deemed adequate to meet this requirement for Section 2308.4. No specific calculation for the plate washers will be required. Exterior walls and interior bearing walls in Seismic Design Category A, B, or C that are not designed as shear walls are required to have anchor bolts with standard cut washers. Please note that interior non-load bearing partitions of conventional light-frame construction are not subject to the limitations of Section 2308. These walls are understood to only separate interior space and do not resist gravity or lateral loads attributed from other portions of the structure. A design may be provided for these walls and sill anchorage based on loads specified in IBC Section 1607.16. The sill anchorage may be provided by anchor bolts and standard cut washers or some proprietary product subject to design based on attached materials and any limitations of use.

Prepared by: Engineering	**Date Prepared**: 01/06/2026

Revision History:

Title		Revision/Approved Date	Effective Date
Sill Anchorage	BD-CI-039	09/03/2011	09/03/2011
Sill Anchorage	BD-CI-039	11/05/2012	
Sill Anchorage	BD-CI-039	05/01/2013	
Sill Anchorage	BD-CI-039	10/30/2013	
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