

In areas subject to termite or decay damage, such as ours, the following locations shall require the use of an approved species and grade of lumber, either pressure-treated with preservative in accordance with AWWPA, or decay-resistant heartwood of redwood, black locust, or cedar.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches or wood girders when closer than 12 inches to exposed ground in crawl spaces or unexcavated areas located within the periphery of the building foundation.

2. All sills that rest on concrete or masonry exterior walls and are less than 8 inches from exposed ground.

3. Sills and sleepers on a concrete or masonry slab which is in direct contact with the ground.

4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch on tops, sides and ends.

5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground.

6. Wood structural members supporting moisture-permeable floors or roofs which are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.

7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry or concrete walls below grade except when an approved vapor retarder is applied to the interior of the exterior wall.

Chemical Soil Treatment

In areas favorable to termite damage, such as ours, methods of protection shall be chemical soil treatment, pressure-treated wood, and naturally termite-resistant wood. Heartwood of redwood and eastern red cedar shall be considered termite-resistant.

Pressure-treated wood and naturally termite-resistant wood shall not be used as a physical barrier unless a barrier can be inspected for any termite shelter tubes around the inside and outside edges and joints of a barrier.

In essence, all new homes, room additions, etc. must be chemically treated for termites. The only exceptions are garages and storage buildings where an interior finish is not applied.

The inspectors will be looking for the termite certificate. If one is not present, the inspector will ask the contractor or homeowner to provide one.

SEE THE ILLUSTRATIONS ON PAGE 2.

WOOD SILLS ON FOUNDATION WALLS must have a minimum clearance of 8" from the ground.

WOOD GIRDERS must be a minimum of 12" from ground. **WOOD FLOOR JOISTS** must be a minimum of 18" from ground.

WOOD SILLS, INTERIOR WALLS, AND SLEEPERS must be of pressure-treated lumber. **ALL SILLS AND BOTTOM PLATES** must be treated wood.

WOOD SIDING AND SHEATHING must have a minimum 6" clearance from the ground.

WOOD GIRDERS AND BEAMS PROJECTING INTO WALL must maintain 1/2" clearance around the sides, top, and end.

WOOD FURRING STRIPS AND OTHER WOOD FRAMING MEMBERS attached directly to the interior of exterior masonry or concrete walls below grade must be of treated wood.