BCT 120 Floor Framing

SILL PLATE INSTALLATION
After the Foundation Check points are addressed

- Spread the sill material around the foundation perimeter. Check that the lengths will work so splices will have end bolts and each piece will have a minimum of two bolts.
- Set the sill on the top of the wall outside of the bolts and square each bolt side.
- Measure from outside stem wall to bolt center and mark this dimension on the sill.
- Bore 9/16" holes for the bolts.
- Install sill sealer material and place the sill material.
- Install washer and nut
- Check outside dimensions and diagonals.
- Set up a level and shoot all corners. If they are not all the same elevation, start with the highest and adjust the others so they all are equal.
Marking Bolt Locations

top of foundation wall

Sill Plate

bore a 5/8" hole

90°

square to the bolt sides

Anchor Bolt

Measure and mark the sill
Tapping the Plate for Bolt Location

• If you have worked with a framing crew you have probably noticed experienced framers mark the sill bolts by holding the sill in location on top of the bolts and striking the top of the sill causing an indent.

• This is difficult to do accurately, takes practice to develop the skill and requires a perfectly straight and dimension foundation wall with bolts all set at the same height.

• This method is done to save time but requires the conditions listed above to achieve success.
**Sill Plates Installation**

- After initial sill installation, adjust all corners to level then stretch a string line from corner to corner.
- Shim the sill plates between corners where necessary to level and adjust in or out to straight.
- Important to verify outside dimensions.
- A good foundation will require very few adjustments.
- Lay-out the sill plate beam pockets @ 4ft. outside to center and confirm that they match the foundation.
- Most important is the sill plate notch be cut exact to the beam width and proper depth so $\frac{1}{2}$" of air space is provided on each side and beam end.
Review string line check

1/4 to 1/2 block away from sill edge
stretch tight from corner to corner

dry string line

sill plate

Foundation
Wall
To achieve a straight sill plate the plate may not flush with the stem wall.
Shoot the corner elevations
Shim the corners so all are equal elevations
Stretch a tight dry string line corner to corner and adjust sill if necessary.

Lay-out beam pockets from outside wall to 48" O/C.
Beam Pockets

Sill plate must be notched to allow ½" air space
Concrete Beam Pocket Adjustment

- The beam needs to rest on a piece of asphalt comp roofing or other approved barrier.
- The top of the beam needs to be flush with the top of the sill plate.
- To achieve this additional pieces of comp roofing or P.T shims may need to be added. In worst case the pocket may not be deep enough and some of the beam pocket may need to be chipped out with a cold chisel.
Tight fit & flush to top of sill plate
Post & Beam Project Plan

- 90° corners
- Beam pockets 1/2" air space
- 4 x 6 beams splice at each pier pad.
- Gussets on both sides of splice
- Pier pads
- Sill plate
POST & BEAM
PONY WALL STEPPED FOUNDATION

- PT. sill plate
- Stepped Foundation wall
- Beam
- Cripple studs
- Rim joist
- Stepped Footing
- Grade line