



BUILDING OFFICIAL DETERMINATION

Impervious Surface - 2% Slope Away from Building


Issue: Is a one-to-two percent (1-2%) concrete or other impervious surface slope away from a building allowed, especially under covered porch or patio?

Rule: 2012 IRC 401.3 Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. Exception: Where lot lines, wall, slopes or other physical barriers prohibit six inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3.05 meters) of the building foundation shall be sloped a minimum of two percent (2%) away from the building.

Application: IRC Rule 401.3 does not distinguish between covered or uncovered exterior slabs. Moisture on a slab is most often the result of sprinkler irrigation or wind-blown precipitation. Water should not pool on an exterior slab. A two percent slope drains water away from a building foundation and accounts for normal variations in finished surface resulting from drying, workmanship, or both.

Determination: Two percent slope as required in IRC applies whether a porch or patio is covered or not.


David Wardell, Building Official


Date