Design Criteria

Current Codes:
- 2015 International Building Code (IBC)
- 2015 International Fire Code (IFC)
- 2015 International Residential Code (IRC)
- 2015 International Existing Building Code (IEBC)
- 2015 International Mechanical Code (IMC)
- 2015 International Fuel Gas Code (IFGC)
- 2015 Uniform Plumbing Code (UPC)
- 2015 Washington State Energy Code (WSEC)

Wind Speed =
- Residential = 110 mph (or, 85 mph for ASD)
- Commercial = Reference ASCE 7-10 and IBC Chapter 16, usually 110 mph for category II

Earthquake Zone =
- Residential (IRC Structures) = C
- Commercial = D

Exception: If your plan is for a building or buildings in risk categories I, II, or III (2015 IBC Table 1604.5) and is of light frame construction per IBC chapter 23, the design may be according to Earthquake Zone C.

Frost Depth = 24” below grade
Ground Snow Load = 19 psf
Roof Snow Load = 30 psf
Weathering = Severe
Termite Damage = Slight to Moderate
Winter Design Temperature = 11 deg.
Ice Barrier Underlayment Required = Yes
Flood Hazards = Current Flood Insurance Rate Map (FIRM) 6/16/16
Air Freezing Index = 1011
Mean Annual Temperature = 49.7 deg.

*Electrical permits are applied for/issued by Washington State Labor & Industries, 15 W Yakima Ave. 509-454-3760.