

Design Criteria

Current Codes:

- 2018 International Building Code (IBC)
- 2018 International Fire Code (IFC)
- 2018 International Residential Code (IRC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 Washington State Energy Code (WSEC)
- Accessible & Usable Buildings & Facilities ICC A117.1-2009

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 (2018 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.***