



# Design Criteria & Regulations

**BB-14**

BULLETIN

## Community Development Department

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### **LAND DEVELOPMENT**

Ellensburg Municipal Code  
Ellensburg Land Development Code  
Ellensburg Comprehensive Plan Development  
Washington State Environmental Policy Act (SEPA)

### **BUILDING DESIGN CRITERIA FOR IRC**

**International Residential Code Table R301.2(1)**  
**Climatic and Geographic Design Criteria**

Ground Snow Load:	44
Roof Snow Load (min):	35
Wind Speed (IRC prescriptive):	110 mph
(For engineered design ASCE 7-10)	110 mph
Seismic Design Category (prescriptive)	C
Subject to Damage from:	
Weathering-	Severe
Frost Line Depth-	24"
Termite-	slight to moderate
Winter Design Temp:	2
Ice Barrier Underlayment Required:	Yes
Flood Hazards:	FIRM 5/5/1981
Air Freezing Index:	1065
Mean Annual Temp:	46
Assumed Soil Bearing Capacity:	1500-2000lbs

### **CODE INFORMATION** (Effective March 14, 2024)

**2021 International Building Code (IBC)**

**2021 International Residential Code (IRC)**

**2021 International Mechanical Code (IMC)**

**2021 International Fire Code (IFC)**

**2021 Uniform Plumbing Code (UPC):**

**2021 Washington State Energy Code**

**(For all Adopted Codes, see the City of Ellensburg Title 3 for specific language and the Washington State Building Code Council for State Amendments)**

### **Copies of Building Codes may be obtained through:**

Washington Association of Building Officials  
200 Union Ave SE, Suite 200  
Olympia, WA 98507-7310  
Toll-free 1-888-664-9515  
[www.wabo.org](http://www.wabo.org)

### **Separate permits are required for electrical work and are obtained through:**

The Department of Labor and Industries  
15 W. Yakima Avenue Suite 100  
Yakima, WA 98902-3480  
Toll-free 1-800-354-5423

This document is intended to provide guidance in applying certain regulations and is for informational use only. It cannot be used as a substitute for the Construction Codes or for other city, state or federal codes and regulations. For more information see the City website at: [www.ci.ellensburg.wa.us](http://www.ci.ellensburg.wa.us).

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