



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 July 1, 2016)

- 2015 International Building Code (IBC)**
- 2015 International Residential Code (IRC)**
- 2015 International Mechanical Code (IMC)**
- 2015 International Fire Code (IFC)**
- 2015 Uniform Plumbing Code (UPC):**
- 2015 Washington State Energy Code**
- 1997 Abatement of Dangerous Buildings**

(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

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.