



Design Criteria & Regulations

BB-014
BULLETIN

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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):	85 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, 2013)

2012 International Building Code (IBC):
(Includes adoption of Appendices C, D, E and ICC/ANSI A117.2-2009, and the 2012 International Existing Building Code)
CO Alarm Rules (IBC) effective April 1, 2012

2012 International Residential Code (IRC):
(Includes adoption of Appendices A, B, C, C, F and G. Ch 11 & Ch 25-42 are not adopted)
CO Alarm Rules (IRC) effective April 1, 2012)

2012 International Mechanical Code (IMC):
(Includes adoption of 2012 International Fuel Gas Code, 2011 NFPA 58 & 2012 NFFPA 54)

2012 International Fire Code (IFC):
(Includes adoption of Appendices B, C, D E, F & G and includes appendix K for preapproved local adoption of the 2012 WUIC)
CO Alarm Rules (IFC Ch 9) effective 4/1/2012
CO Alarm Rules (IFC Ch 46 effective 4/1/2012)

2012 Uniform Plumbing Code (UPC):
(Includes adoption of Appendices A,B & I)

2009 Washington State Energy Code:
WAC 51-11C (Commercial)
WAC 51-11R (Residential)
Based on the 2012 IECC; "Residential" includes One and Two-Family dwellings, Townhouses and Group R-2 and R-3 buildings 3 stories or less, "Commercial" includes all buildings not covered under "Residential".

1997 Abatement of Dangerous Buildings:

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.