Adopted Codes
Effective July 1st, 2014


- 2012 International Building Code (IBC) and Amendments – Chapter 51-50 WAC
- 2012 International Residential Code (IRC) and Amendments – Chapter 51-51 WAC
- 2012 International Mechanical Code (IMC) and Amendments – Chapter 51-52 WAC
- 2012 International Fuel Gas Code (IFGC) and Amendments – Chapter 51-52 WAC
- 2012 International Property Maintenance Code (IPMC)
- 2012 International Existing Building Code (IEBC)
- 2012 National Fuel Gas Code (NFPA 54) – Chapter 51-52 WAC
- 2011 Liquefied Petroleum Gas Code (NFPA 58) – Chapter 51-52 WAC
- 2012 Uniform Plumbing Code (UPC) and Amendments – Chapters 51-56, 51-57 WAC
- 2012 International Plumbing Code (IPC) (for buildings which are four stories or more in height and containing only class B occupancies as defined in the 1982 Uniform Building Code)
- 2012 International Energy Conservation Code (IECC) and Amendments – Chapter 51-11C & 51-11R WAC
- 2014 National Electric Code (NFPA 70) and Amendments - Chapter 296-46B WAC

The Construction Administrative Code set forth in BMC 17.10.020 replaces the administrative chapters of the above adopted codes.

- 2012 International Fire Code (IFC) and Amendments – Chapter 51-54 WAC

The IFC is adopted and amended per regulations set forth in BMC 17.20.

**Structural Design Criteria**

- **Seismic Design Category:** D1 (IRC buildings); Site Class D (IBC buildings)
- **Wind Speed:**
  - IRC buildings: 90 mph
  - IBC buildings: 90 mph
- **Risk Category I buildings -** $V_{ult} = 100$ MPH
- **Risk Category II Buildings -** $V_{ult} = 110$ MPH
- **Risk Category III, IV Buildings** $V_{ult} = 115$ MPH

**Exposure B**

- **Snow Load:** 25 lbs/ft²-Ground and Roof
- **Rain:** 2”/hour for roof drainage design
- **Soils:** Per IRC Table R405.1, IBC Section 1804
- **Frost Depth:** 18”
- **Maximum Allowable Soil Bearing Capacity:** 2000 lbs/ft²**
- **Soil Classification Type:** Group IV**

*Unless a greater value is required under site specific conditions

**Unless a site-specific soils report assigning a different soil group classification is submitted and approved.

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