Adopted Codes
Effective July 1st, 2016


2015 International Building Code (IBC) and Amendments – Chapter 51-50 WAC
2015 International Residential Code (IRC) and Amendments – Chapter 51-51 WAC
2015 International Mechanical Code (IMC) and Amendments – Chapter 51-52 WAC
2015 International Fuel Gas Code (IFGC) and Amendments – Chapter 51-52 WAC
2015 International Property Maintenance Code (IPMC)
2015 International Existing Building Code (IEBC)
2015 International Energy Conservation Code (IECC) and Amendments – Chapter 51-11C & 51-11R WAC
2015 National Fuel Gas Code (NFPA 54) – Chapter 51-52 WAC
2011 Liquefied Petroleum Gas Code (NFPA 58) – Chapter 51-52 WAC
2015 Uniform Plumbing Code (UPC) and Amendments – Chapters 51-56, 51-57 WAC

Electrical - Chapter 296-46B WAC

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

2015 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: 110 mph
IBC buildings: Risk Category I buildings - \( V_{ult} = 100 \text{ MPH} \)
Risk Category II Buildings - \( V_{ult} = 110 \text{ MPH} \)
Risk Category III, IV Buildings \( V_{ult} = 115 \text{ MPH} \)

Exposure B*
Snow Load: 20 lbs/ft²-Ground and Roof
Soils: Per IRC Table R405.1, IBC Section 1804
Frost Depth: 12”
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.