



CODE & DESIGN REQUIREMENTS

Updated
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NATIONAL CODES

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Fire Code (IFC)
- 2018 National Fuel Gas Code (NFPA 54)
- 2018 Uniform Plumbing Code (UPC)
- 2009 Accessible & Usable Buildings & Facilities (ICC/ANSI A117.1)
- 2018 International Energy Conservation Code with WA State Amendments
- 2018 International Swimming Pool and Spa Code
- 2018 International Existing Building Code
- 2018 International Green Construction Code

WASHINGTON STATE AMENDMENTS

- WAC 51-50 WA State Building Code (IBC)
- WAC 51-51 WA State Building Code (IRC)
- WAC 51-52 WA State Mechanical Code (IMC)
- WAC 51-54A WA State Fire Code (IFC)
- WAC 51-56 WA State Plumbing Code & Standards (UPC)
- WAC 51-11C & 51-11R State Building Code adoption and amendment of the 2018 edition if the International Energy Conservation code, Commercial/Residential

AUBURN DESIGN REQUIREMENTS

Design Wind Speed

- Risk Category II Buildings 97mph – 3 second gust
- Risk Categories I, II, & IV – see Risk Category Figures, Chapter 16 of the International Building Code

Ground Snow Load 25psf (snow drift per ASCE 7-16)

Rain on Snow Surcharge 5psf added to flat roots per (ASCE 7-16, Sect. 7.10)

Seismic Design Category D (D2 Residential)

Rainfall 1"/hr (UPC Table D101.1)

Frost Line Depth 12"

Soil Bearing Capacity 1,000 psf on the valley floor
1,500 psf on the hillside
Unless a Geotech Report is provided (IBC Table1806.2)

AUBURN LOCAL AMENDMENTS & REGULATIONS

- City of Auburn Municipal Code Title 15 Buildings and Construction
- Chapter 15.06 – International Codes
- Chapter 15.08A – Building Code
- Chapter 15.28 – Electrical Code
- Chapter 15.36A – Fire Code
- Chapter 15.48 – Moving Buildings
- Chapter 15.74 – Land Clearing, Filling & Grading
- Auburn Zoning Code
- VRFA Fire Department Standards
- Auburn Public Works Standard Details

Note: For Electrical, please consult WA State Labor and Industries: 206-835-1000

Note: Proposed work on steep slopes requires a geotechnical report and may require additional design considerations