



GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load:	39 (May not be reduced beyond 30 PSF L.L.)
Wind Speed:	110 mph
Seismic Design Category:	C
Weathering:	Severe
Frost Line Depth:	24" below finish grade, measured from bottom of the footing
Termite:	Slight to moderate
Decay:	None to Slight
Winter Design Temp:	10 Degrees Fahrenheit
Ice Shield Underlay:	Yes
Flood Hazard:	None
Air Freezing Index:	1232
Mean Annual Temp:	47.2 Degrees Fahrenheit
Structural Design:	Commercial shall be in accordance with Chapter 16 of the current adopted edition of the IBC

Adopted Codes:	2012 International Building Code
	2012 International Residential Code
	2012 International Fire Code
	2012 International Fuel Gas Code
	2012 International Mechanical Code
	2012 Uniform Plumbing Code
	2012 International Existing Building Code
	2012 International Energy Conservation Code of Washington State
	2012 International Property Maintenance Code
	1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings

Other Adopted Codes and Standards

Chapters 296-150 of the Washington Administrative Code specifically 296-150C, 296-150F 296-150M, and 296-150P of the Washington Administrative Code

The Manufactured Housing Inspection Manual as Published by the Washington Manufactured Housing Association

FEES

Building, Mechanical, Plumbing, Fire, and Grading Permit Fees per adopted City Fee Resolution