Codes and Design Requirements

National codes

2012 International Building Code (IBC)

2012 International Residential Code (IRC)

2012 International Mechanical Code (IMC)

2012 International Fuel Gas Code (IFGC)

2012 International Fire Code (IFC)

2012 Uniform Plumbing Code (UPC)

2014 National Electric Code (NEC)

2009 Accessible & Usable Buildings & Facilities (ICC/ ANSI A117.1)

2012 International Energy Conservation Code with WA ST Amendments

Washington State Amendments

WAC 51-50 Washington State Building Code (IBC)

WAC 51-51 Washington State Building Code (IRC)

WAC 51-52 Washington State Mechanical Code (IMC)

WAC 51-54A Washington State Fire Code (IFC)

WAC 51-56 Washington State Plumbing Code & Standards (UPC)

WAC 51-11C & 51-11R State Building Code adoption and amendment of the 2012 edition of the International Energy Conservation code, Commercial/Residential

WAC 296-46B Electrical Safety Standards, Administration, and Installation

City of Redmond Design Requirements

Design Wind Speed	110 mph - PER IBC Fig. 1609 A, risk category II
Ground Snow Load	15 psf (snow drift per ASCE 7-10)
Rain on Snow Surcharge	5 psf added to flat roofs if slope is <W in ft/50 (ASCE 7-10;7.10)
Seismic Design Category	D (D2 Residential)
Rainfall	2"/hr for roof drainage design
Frost Line Depth	12"
Soil Bearing Capacity	1500 psf unless a Geotechnical report is provided (IBC Table 1806.2)

Redmond Local Amendments and Regulations

Redmond Municipal Code Title 15 Buildings and Construction

Chapter 15.06 - Fire Code

Chapter 15.08 - Building Code

Chapter 15.10 - Property Maintenance Code - repealed by Ord. 2729

Chapter 15.12 - Electrical Code

Chapter 15.14 - Mechanical Code

Chapter 15.16 - Plumbing Code

Chapter 15.18 - Energy Code

Chapter 15.22 - Moving Buildings

Chapter 15.24 - Clearing, Grading, and Stormwater Management

Redmond Zoning Code

Redmond Fire Department Standards

Redmond Public Works Standard Details

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