



Codes and Design Requirements



Redmond
WASHINGTON

redmond.gov/BuildingPermits

NATIONAL CODES

- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Fire Code (IFC)
- 2018 Uniform Plumbing Code (UPC)
- 2020 National Electric Code (NEC)
- 2009 Accessible & Usable Buildings & Facilities (ICC/ANSI A117.1)
- 2018 International Energy Conservation Code with WA ST Amendments

CITY OF REDMOND DESIGN REQUIREMENTS

Design Wind Speed	110 mph
Ground Snow Load	15 psf (snow drift per ASCE 7-10)
Rain on Snow Surcharge	5 psf added to flat roofs per (ASCE 7-10;7.10)
Seismic Design Category	D (D2 Residential)
Rainfall	1"/hr (UPC Table D101.1)
Frost Line Depth	12"
Soil Bearing Capacity	1500 psf unless a Geotechnical report is provided (IBC Table 1806.2)

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 2015 edition of the International Energy Conservation code, Commercial/Residential
- WAC 296-46B Electrical Safety Standards, Administration, and Installation

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- Chapter 15.10 - Property Maintenance Code - repealed by Ord. 2729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 Storm Water Management
- Redmond Zoning Code
- Redmond Fire Department Standards
- Redmond Public Works Standard Details