

# Garfield County Building Requirements

**Codes:** 2015 IRC, IBC, IFGC, IMC, IPC, 2009 IECC.

**Setbacks:** Check subdivisions and zone district for setback requirements.

**Snowload (measured at the roof! Not ground):**

- 40 PSF up to 7000 ft. elevation
- 50 PSF 7001-8000 ft. elevation
- 75 PSF 8001-9000 ft. elevation
- 100 PSF 9001-10000 ft. elevation

**Seismic design category:** B or C (See Figure R301.22)

**Weathering probability for concrete:** Severe

**Termite infestation probability:** None to slight.

**Wind Speed:** 115 mph (Ultimate Design)

**Wind Exposure:** B or C (see section R301.2.1.4)

**Frost Depth:** 36 inches to 8000ft elevation. 42 inches 8001ft elevation and above.

**Winter Design Temperature:** Minus 2 to 7000ft.; minus 16 over 7000ft elevation.

**Air Freezing Index:** 2500° F-days to 7000ft.; over 7000ft. to be determined by Building Official

**Ice Shield underlayment required.**

**Mean Annual Temp:** Variable

**Insulation:** Windows/doors U=.35; Skylights U=.6; TBL 402.1.1, 2009 IECC.

Minimum R-Values:

- Ceilings/roofs R values are R-38 stick built structures. R38 log construction and steel rafter construction
- Walls R values are R-20 wood frame. See Table 402.2.5 2009 IECC for steel framing
- Floors R-values are R-30 or enough to fill cavity
- Basement wall R-values are R-10/13
- Slab perimeter R-values and depth is R-10/24 in.
- Crawl space wall R-value are R-10/13

Floors over vented crawlspaces must be insulated; R-30 or enough to fill the cavity. Vents shall be located below the bottom of the floor joist per IRC, R-408.1. As an alternative to insulating floors, crawlspace walls shall be permitted to be insulated when the space is not vented to the outdoors and meets the requirements of IRC, R-408.3. Basement walls must be insulated to frost depth. Common garage to house walls and ceiling-floors must have minimum R-20 insulation. Take precautions to protect plumbing in these areas.