

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. Common garage to house walls insulation is R-20 and ceiling-floors must have minimum R-30 insulation. Take precautions to protect plumbing in these areas. See Table 402.1.1 2009 IECC for exceptions and details.