



**COMMUNITY DEVELOPMENT
DEPARTMENT
BUILDING SERVICES DIVISION**

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Residential Design Criteria

The following establishes the basic climatic and geographic design criteria to assist in designing buildings and structures using the 2006 International Residential Code.

**Table R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA²**

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage From				Winter Design Temp (°F)	Ice Shield Underlayment Required?	Flood Hazards	Air Freezing Index	Mean Annual Temp (°F)
			Weathering	Frost Line Depth ¹	Termite	Decay					
25	85 (mostly Exp.B)	D ₂	Moderate	6"	Slight-Mod	Slight-Mod	26	No	1983FIRM (constr. N/A in 100yr. flood zone)	117	51.2

¹ The frost line depth shown in the table indicates expected frost depth below ground surface. Exterior footings and foundations shall have a minimum depth below undisturbed grade of 12" (R403.1.4). Interior footings supporting bearing or bracing walls and cast monolithically with slab-on-grade shall extend to a depth of at least 18" below the top of slab (R403.1.4.2).

² Also reference the 2003 IRC for full text and footnotes related to the above design criteria and information pertaining to this table.

Additional design information for using the 2006 International Residential Code:

- **General Properties of Soils:**
 - **Soils Site Classification:** Site Class "D" may be assumed soil properties.
 - **Soils Bearing Capacity:** Bearing capacity of 2000 psf may be assumed.
- **Foundation Drainage:**
 - **Perimeter footing drains** should be assumed as required, without soils study.
 - **Slope away from foundation** is required for all structures: min. 6" fall in 10'.

OTHER

- Specific setback requirements, height and bulk restrictions, and other zoning requirements will apply to each project. Contact the Planning or Building Services Divisions for more information, or access the Residential zoning code requirements, DMC 25.20 online via the City's website. (NWL Owners should also contact ROA.)