Garfield County
BUILDING DEPARTMENT
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# BUILDING REQUIREMENTS

## RESIDENTIAL PROJECTS

*Effective: October 15, 2018 (and as updated on June 12, 2023)*

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|---|---|
| **Reference Building Codes:** | 2015 IRC, IBC, IFC, IFGC, IMC, IPC<br>2018 IECC |
| **Setbacks:** | Check subdivision plat and/or Garfield Co. zone district regulations for setback requirements |
| **Snowload:**<br>*(Measured at Roof, not Ground!)* | 40 PSF Up to 7000 ft. elevation<br>50 PSF 7001 – 8000 ft. elevation<br>75 PSF 8001 – 9000 ft. elevation<br>100 PSF 9001–10000 ft. elevation |
| **Roof Load (Wood):** | Load Duration = 1.0 |
| **Seismic Design Category:** | B or C – See IRC, Figure R301.2 (2) |
| **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 – Up to 8000 ft. elevation<br>42 inches – Over 8000 ft. elevation |
| **Winter Design Temperature:** | Minus 2 – Up to 7000 ft. elevation<br>Minus 16 – Over 7000 ft. elevation |
| **Air Freezing Index:** | 2500° F Days – Up to 7000 ft. elevation<br>7000+ ft. elevation – As determined by Building Official |
| **Ice Barrier Underlayment:** | Required |
| **Mean Annual Temp:** | Variable |
| **Insulation:** | ***Minimum R-Values per 2018 IECC, Table 402.1.2****<br>• Ceilings/Roofs = R-49<br>• Exterior Walls = R-20 (or R-13 cavity + R-5 sheathing)<br>• Floors = R-30 (or enough to fill joist cavity w/R-19 min.)<br>• Basement & Crawl Space Walls = R-15 cont./R-19 cavity<br>• Heated Slab Perimeter = R-10 from top of slab and R-5 min. under entire slab.<br>• Unheated Slab Perimeter = R-10 from top of slab to 24" below grade. |

***Insulation Notes:***

1. ***R-Values*** *shown above are for wood-frame construction. See Table 402.2.6 for steel-frame buildings.*
2. ***Crawl Spaces*** *– Floors over vented crawl spaces must be insulated with R-30 or enough to fill the entire cavity. Vents shall be located below the bottom of the floor joist per IRC, R-408.1. An alternative to insulating floors, crawl space walls are allowed to be insulated if crawl space is not vented to outdoors and meets the requirements of IRC, Sec. R408.3.*
3. ***Windows/Doors:*** *U = .30;* ***Skylights:*** *U = .55*