



BUILDING DEPARTMENT INFORMATIONAL HANDOUT

Handout B-2 Revised 1-1-20

**Building Design Criteria for City of Sebastopol**

**Effective date January 1, 2019**

The design criteria for building projects within the city limits are provided as general guidelines. They are not intended to use in place of specific information supplied by a licensed design professional or geotechnical engineer. The city is located approximately 7 miles from the Rodgers Creek Fault and approximately 12 miles from the San Andreas Fault. Because of the proximity to nearby fault zones and the potential for strong ground shaking, projects should be designed and constructed to the most current code standards.

**2019 California Building Code**

**Earthquake/ Soils Design:**

* Use **Seismic Design Category D.** Fa=1.00 Fv=1.50 (2019 CBC Sec. 1613)
* **Occupancy Category II** for residential buildings.
* Use **Site Class Soil D.** (2019 CBC Sec.1613.2.2)
* Use a **Soils Lateral Load** of **SM-SC** unified soil classification. (2019 CBC Sec. 1610.1)
* Use a **Soils Load Bearing Value** of 1500psf (2019 CBC Sec.1806.2)

**Wind Design:**

The minimum **Ultimate Wind Speed** at any location is **110** miles per hour. The wind design shall comply with **Exposure B** requirements. (2019 CBC Sec.1609.4.3)

**Creek Setback:**

A minimum setback of **30** feet from top of bank shall be provided for any buildings, mobile homes, garages, swimming pools, storage tanks, parking spaces, and driveways, decks more than 30 inches above natural grade, retaining walls or similar structures for property adjacent to Zimpher Creek, Calder Creek or Atascadero Creek.

**Conventional Construction:**

Structures of conventional light-frame construction are limited to a single story in SDC D 2019 CBC 2308.2.1.

**2019 California Residential Code**

The provisions of the 2019 California Residential Code are limited to detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures. Wood framed structures greater than two stories and basement in height are required to be approved and stamped by a California licensed architect or engineer.

**Table R301.2(1) Climatic and Geographic Design Criteria**

**Ground Snow Load: Zero**

**Wind Design Speed: 110 mph**

**Topographic: Exposure B**

**Seismic Design Category: D0**

**Subject to Damage From:**

**Weathering:** None

Frost Line Depth 12 inches

**Termite:** Very High

**Winter Design Temperature: 32** degrees

**Ice Barrier Underlayment Required:** None

**Flood Hazards:**

NFIP participate since 1982

Flood Insurance Rate Map effective date December 02, 2008 Map Number 06097C0715E Panel 715 of 1150

Map Number 06097C0718E Panel 718 of 1150

**Air Freezing Index: 1** Table 403.3(2)

**Mean Annual Temperature 57.9 F**