



BUILDING DEPARTMENT

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BUILDING REQUIREMENTS

RESIDENTIAL PROJECTS

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

Reference Building Codes:	2015 IRC, IBC, IFC, IFGC, IMC, IPC
Setbacks:	2018 IECC
Snowload: <i>(Measured at Roof, not Ground!)</i>	Check subdivision plat and/or Garfield Co. zone district regulations for setback requirements 40 PSF Up to 7000 ft. elevation 50 PSF 7001 – 8000 ft. elevation 75 PSF 8001 – 9000 ft. elevation
Roof Load (Wood):	100 PSF 9001–10000 ft. elevation
Seismic Design Category:	Load Duration = 1.0 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 42 inches – Over 8000 ft. elevation
Winter Design Temperature:	Minus 2 – Up to 7000 ft. elevation Minus 16 – Over 7000 ft. elevation
Air Freezing Index:	2500° F Days – Up to 7000 ft. elevation 7000+ ft. elevation – As determined by Building Official Required
Ice Barrier Underlayment: Mean Annual Temp: Insulation:	Variable <u>Minimum R-Values per 2018 IECC, Table 402.1.2*</u> <ul style="list-style-type: none">• Ceilings/Roofs = R-49• Exterior Walls = R-20 (or R-13 cavity + R-5 sheathing)• Floors = R-30 (or enough to fill joist cavity w/R-19 min.)• Basement & Crawl Space Walls = R-15 cont./R-19 cavity• Heated Slab Perimeter = R-10 from top of slab and R-5 min. under entire slab.• 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:** $U = .55$