



Town of Pagosa Springs, Colorado

Building Design Criteria

Roof Snow Load: 65 psf -100% Duration (Projects submitted under the IBC must have Roof Snow Loads determined per ASCE 7. The Ground Snow Load (Pg) = 93 psf)

Frost Depth: 42" min (Frost Protected Shallow Foundations accepted in most cases for residential construction)

Wind Speed: 90mph -exposure "B"

Seismic Design Category: B - Must be determined per sec 1613 IBC 2015

Heating Degree Days: 8323

Winter Design Temperature: -15°F (-26°C) (Ice Shield Underlayment Required)

Air Freezing Index: 1634°F **Mean Annual Temperature:** 42.2°F

Max Soil Bearing: 1500psf (other soil bearing capacities allowed when accompanied with a soils report from a Colorado licensed geotechnical engineer. **NOTE:** Soils reports are **REQUIRED** for all **new** buildings except for 1 & 2 family dwellings)

Current Model Codes: Please note that there are local exceptions and amendments to the International Codes as adopted by Town Ordinance No. 868.

2015 International Building Code (IBC), including appendix A, B, C, D, E, F, G and J

2015 International Residential Code (IRC), including appendix C, E, F, J, L, M, R and S

2015 International Energy Conservation Code (IECC)

2015 International Existing Building Code (IEBC)

2015 International Fuel Gas Code (IFGC)

2015 International Fire Code (IFC), including appendix A-J

2015 International Mechanical Code (IMC)

2015 International Swimming Pool and Spa Code (ISPSC)

Plumbing and Electrical Permits: Must be obtained through the State of Colorado Department of Regulatory Agencies. (303) 894-2300 or division website at:

Plumbing: <http://www.dora.state.co.us/plumbing/onlinepermitsystem.htm>

Electrical: <http://www.dora.state.co.us/electrical/onlinepermitsystem.htm>

Manufactured Homes (HUD and Modular UBC): are regulated under the State of Colorado Division of Housing and the Colorado Manufactured Housing Installation Program (MHIP) and permits for installations can be obtained through the town office or downloaded from the town web site. Installation requirements can be found on the division website at:

<http://www.dola.state.co.us/cdh/codes/index.htm>

Town of Pagosa Springs -Community Development Department - Building Division

551 Hot Springs Blvd., PO Box 1859, Pagosa Springs, CO 81147

Phone (970) 264-4151, Fax 970-264-4634