



Building Design Criteria for City of Sebastopol

Effective date January 1, 2017

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.

2016 California Building Code

Earthquake/ Soils Design:

- Use **Seismic Design Category D**. $F_a=1.00$ $F_v=1.50$ (2013 CBC Sec. 1613)
- **Occupancy Category II** for residential buildings.
- Use **Site Class Soil D**. (2013 CBC Sec.1613.3.5.2)
- Use a **Soils Lateral Load** of **SM-SC** unified soil classification. (2013 CBC Sec. 1610.1)
- Use a **Soils Load Bearing Value** of 1500psf (2013 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. (2010 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 2013 CBC 2308.12.1.

2016 California Residential Code

The provisions of the 2016 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