



## **City of Big Bear Lake Building and Safety Design Loads and Special Considerations**

*\*\*All buildings and structures must be designed by a licensed civil or structural engineer or architect.*

### **Adopted Uniform Codes**

- A. California Building Code Volumes 1 & 2, and Appendices Chapter B, H & J of Volume 2, 2016 edition;
- B. California Residential Code and Appendices Chapter H, O & V, 2016 edition;
- C. California Electrical Code 2016 edition;
- D. California Mechanical Code 2016 edition;
- E. California Plumbing Code 2016 edition;
- F. California Energy Code 2013 edition;
- G. California Historical Building Code 2016 edition;
- H. California Fire Code and Appendices Chapter 4, A, B, BB, C, CC, D, H, I and J and errata, 2016 edition;
- I. California Existing Building Code 2016 edition;
- J. California Green Building Standards Code 2016 edition;
- K. California Reference Standards Code 2016 edition;
- L. Uniform Administrative Code Tables 3A through 3H, 1997 edition;
- M. Uniform Code for the Abatement of Dangerous Buildings 1997 edition;

### **Soils Investigation Requirements required for:**

- 1. All new single-family residential, commercial and industrial buildings.
- 2. An addition to a commercial or industrial buildings.

### **A soils investigation is not required for:**

- 1. A residential room addition or non-habitable accessory structure where the allowable foundation and lateral pressure comply with the Category 5 Material Classification Soil Properties listed in CBC Table 1806.2 and not subject to potential liquefaction or the Slope Density Ordinance.
- 2. Exterior Deck not subject to potential liquefaction.
- 3. Retaining walls that are designed per Category 5 Material Classification Soil Properties listed in CBC Table 1806.2. Otherwise, retaining walls subjected to vehicle surcharge loads or supporting slopes that are greater than 1(V):2(H) shall require a soils report.

**Wind – Residential**

Design wind pressure is 85 miles per hour (mph), Exposure C (ASD)

**Wind – Nonresidential**

<u>Risk Category:</u>	<u>Wind Load: (Ultimate)</u>
I	100 mph
II	110 mph
III & IV	115 mph

(Risk Categories are found within CBC Table 1604.5)

**Seismic**

Site Accelerations  $S_{DS}$  and  $S_{D1}$  shall be site specific and be determined per USGS Design Maps utilizing 2012/15 IBC or ASCE 7-10 values using Site Class D.  
<http://earthquake.usgs.gov/designmaps/us/application.php>

**Snow Loads**

Roof ( $p_f$ ): 100 pounds per square foot (psf)  
Ground ( $p_g$ ) : 85 psf (for use in determining snow drift on lower roofs only)

**Frost Depth**

18 inches

**Climate Zone**

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**Please contact the City of Big Bear Lake Building and Safety Division for any questions regarding required design criteria.**

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