BUILDING DIVISION INFORMATION SHEET

Building Design Criteria for the City of Cotati

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 3 miles from the Rodgers Creek Fault and approximately 15 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 from the **2022 California Code of Regulations, Title 24** and **2022 California Building Code.**

Earthquake/Soils Design:

- Use Seismic Design Category D. Fa=1.00 Fv=1.50 (2022 CBC Sec. 1613)
- Occupancy Category II for residential buildings.
- Use Site Class Soil D. (2022 CBC Sec.1613.5.2)
- Use a Soils Lateral Load of SM-SC unified soil classification. (2022 CBC Sec. 1610.1)
- Use a Soils Load Bearing Value of 1500psf. (2022 CBC Sec.1806.2)

Wind Design:

The minimum Basic Wind Speed at any location is 85 miles per hour. The wind design shall comply with Exposure B requirements. (2022 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, driveways, decks more than 30 inches above natural grade, retaining walls or similar structures for property adjacent to any creek or waterway. Please check the City's Land Use Code for additional setback requirements.

Conventional Construction:

Structures of conventional light-frame construction are limited to a single story in SDC D 2022 CBC 2308.12.1.

2022 California Residential Code:

The provisions of the 2022 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: 85 mph topographic Exposure B
- Seismic Design Category: D2
- 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 participant 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