Building and Structural Design Criteria

The purpose of this guideline is to provide a summary of the code adoption and design criteria applicable to the City of West Sacramento. The design criteria shall be used as the basis for proposed building and structural design in this jurisdiction effective January 1, 2026. The City of West Sacramento adopted the 2025 California Building Standards Code, Title 24 of the California Code of Regulations, and local City Code Amendments per Ordinance 25-10.

Building Design Criteria

Reference of effective codes should be noted on plans as applicable:

2025 California Building Code (CBC)
2025 California Residential Code (CRC)
2025 California Mechanical Code (CMC)
2025 California Plumbing Code (CPC)
2025 California Electrical Code (CEC)
2025 California Green Building Code (CALGreen)
2025 California Energy Standards Code (CEnC)
2025 California Existing Code
2025 California Historical Code
2025 California Fire Code (CFC)
2021 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2025 City of West Sacramento Municipal Code Title 15 Building and Construction

Structural Design Criteria

- California Building Standards at 2025 California Building Standards Code

Wind: CBC Basic Wind Speeds: 90 mph for Risk Category I; 95 mph for Risk Category II; 100 mph for Risk Category III; and 105 mph for Risk Category IV.

CRC ultimate wind speed = 95 mph

Exposure Category C, unless site complies with Exposure B

Seismic: Unless otherwise justified by analysis, all buildings and non-building structures within the City limits are assigned to Seismic Design Category (SDC) D or higher, except as follows:

SDC D_0 for residential buildings permitted and constructed under the CRC.

Soil Site Class D-default shall be assumed for all sites per CBC 1613.2 unless otherwise justified by a registered design professional and/or geotechnical report.

- Seismic Design Parameters website: https://asce7hazardtool.online/
- Visit these helpful energy tools, training, and resources: Energy Code Ace - Home Page
- California Energy Code resources at 2025 Building Energy Efficiency Standards
- Energy Design: Climate Zone 12
- Rainfall: 3-in per hour in a 100-year storm
- Residential gas test: 10 lbs. for 15 minutes
- Commercial test duration shall not be less than half hour for each 500 ft³ of pipe volume or fraction thereof

Community Development Department | Building Division
1110 West Capitol Ave., 2nd Floor, West Sacramento, CA 95691 ● (916) 617-4645 ● www.cityofwestsacramento.org

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Geotechnical Reports: Geotechnical reports are required for new construction.

Exception: Allowable Soil Bearing Pressure of 1,500 PSF (*CBC Table 1806.2*) may be used for small additions, renovations, and minor structures (sheds, utility structures, fences, etc.) without a soils report.

Many areas of West Sacramento contain expansive soil. It is the designer's responsibility to identify if expansive soil is present. If present, a soils report is required per *CBC §1803* and *CRC §R401.4*. An addendum to the soils report is required if the report is more than three years old or if the soils report references the previous code cycle.

Accessibility Resources

- Commission promotes disability access through California Commission on Disability Access
- Employment and Independent Living for Californians with Disabilities. California Department of Rehabilitation
- The Americans with Disabilities Act (ADA) offers information and technical assistance for people with disabilities from discrimination. ADA.gov
- The Division of the State Architect (DSA) offers reference materials on the application and use of the accessibility provisions of the California Building Code (CBC). Access Compliance Reference Materials