

**Mono County  
Community Development Department**

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**Building Department**

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**APPLICABLE 2025 CALIFORNIA BUILDING CODES AND DESIGN STANDARDS**

|  |                                     |   |
|--|-------------------------------------|---|
| Administrative Code  | Fire Code                           | Plumbing Code                           |
| Electrical Code  | Green Building Standards Code       | Referenced Standards Code               |
| Energy Code  | Historical Building Code            | Residential Code, Including Appendices: |
| Existing Building Code   | Mechanical Code                     | BO (Existing Buildings and Structures); |
| Building Code, Including Appendices:<br>C (Agricultural Buildings); P (Sleeping Lofts) | Wildland Urban Interface (WUI) Code | BB (Tiny Houses)                        |

SEISMIC DESIGN CATEGORY: D

CLIMATE ZONE: 16

SOILS DOCUMENTATION: All Structures

WIND LOAD: Per the 2025 CBC and CRC

FROST DEPTH: 18" below exterior finished grade minimum

**SNOW LOADS:**

- High desert area roofs (\*): Terrain Category D/Flat unobstructed areas ASCE7-22 Table 7.3-1  $C_e=0.9$ .
- Use exposure category C/ASCE 7-22 Table 7.3-1  $C_e = 1.0$  for partially exposed roofs.
- Use ASCE 7-22 Tables 7.3-2 and 7.3-3 for determination of thermal Factor ( $C_t$ ).
- Use ASCE 7-22 Equation 7.3-1 to convert ground snow load ( $P_g$ ) to flat roof snow load ( $P_f$ ).
- Use Figure 7.4-1 ASCE 7-22 for determination of  $C_s$  if roof meets criteria for slope reduction.

**Ground Snow Load PSF- Roof Snow Load Conversion Table**

| High Desert Locations    | Elevation | Ground Snow Load | Typical Flat Roof Snow Load |
|--------------------------|-----------|------------------|-----------------------------|
| Chalfant Valley          | 4,200 ft. | 55 psf           | 38 psf                      |
| Hammil Valley            | 4,500 ft. | 55 psf           | 38 psf                      |
| Paradise                 | 5,000 ft. | 55 psf           | 38 psf                      |
| Topaz                    | 5,000 ft. | 55 psf           | 38 psf                      |
| Coleville                | 5,100 ft. | 55 psf           | 38 psf                      |
| Benton                   | 5,400 ft. | 55 psf           | 38 psf                      |
| Walker                   | 5,400 ft. | 55 psf           | 38 psf                      |
| Bridgeport               | 6,470 ft. | 65 psf           | 50 psf                      |
| Mono City                | 6,899 ft. | 75 psf           | 58 psf                      |
| Long Valley              | 7,000 ft. | 80 psf           | 62 psf                      |
| Toms Place/ Sunny Slopes | 7,000 ft. | 80 psf           | 60 psf                      |
| Mountain Area Location   | Elevation | Ground Snow Load | Typical Flat Roof Snow Load |
| Swall Meadows            | 6,400 ft  | 100 psf          | 77 psf                      |
| Sonora Junction          | 6,500 ft  | 155 psf          | 119 psf                     |
| Rancheria Estates        | 6,600 ft  | 105 psf          | 81 psf                      |
| Pickle Meadow            | 6,800 ft  | 155 psf          | 119 psf                     |
| Lee Vining               | 6,800 ft  | 120 psf          | 92 psf                      |
| Long Valley              | 7,000 ft  | 125 psf          | 96 psf                      |
| Lundy Lake               | 7,000 ft  | 150 psf          | 116 psf                     |
| Crowley Lake             | 7,000 ft  | 125 psf          | 96 psf                      |
| Bald Mountain            | 7,100 ft  | 150 psf          | 116 psf                     |
| Twin Lakes               | 7,200 ft  | 140 psf          | 109 psf                     |
| Devil's Gate             | 7,400 ft  | 155 psf          | 119 psf                     |
| Crestview                | 7,400 ft  | 150 psf          | 116 psf                     |
| Swauger Creek            | 7,500 ft  | 150 psf          | 116 psf                     |
| Convict Lake             | 7,580 ft  | 155 psf          | 119 psf                     |
| June Lake                | 7,600 ft  | 155 psf          | 119 psf                     |
| Lundy Lake (upper)       | 8,000 ft  | 285 psf          | 220 psf                     |
| Virginia Lakes           | 9,600 ft  | 285 PSF          | 220 Psf                     |