



Local Design Criteria

Community Development
503-738-7100
Updated 4.4.2023

- ♦ **1 & 2 Family Dwellings regulated under the Oregon Residential Specialty Code (ORSC) and the Oregon Structural Specialty Code (OSSC).**

Local		Soils	
County	Clatsop	Frost Depth	12 inches
Incorporated	1899	Soil Bearing	1500 psf (min. 12” wide footings)
Zip Code	97138	Lateral Soil Loading	40 psf/ft unrestrained
Latitude	45° 59’ 34” N	Basements and Retaining Wall	60 psf/ft restrained
Longitude	123° 55’ 20” W	Sloping Backfill or Surcharge	Geotechnical Report
Elevation	17 feet	Bulkhead Rockeries	Geotechnical Report
Earthquake		Soils and Wetland Maps	Clatsop County Web Maps
		Snow	
Residential ORSC R301.2(2)	Zone D-2	Ground Snow Load	20
Commercial OSSC 1613.2.5	Zone D	Roof Snow Load	25 psf below 400 ft.
Climate		Rain Stormwater	1.3 inches/hour
Oceanic Climate Zone	1		
Flood			
Flood Resistant Design		ASCE 24-14	
		HUD 24 CFR Part 3285	
		ORSC R301.2.4, 322	
		OSSC 1612.3.1	
		NFPA 70-20	
Wind			
Residential	135 mph with 3 second gusts		
Commercial	ASCE 7-10 & 16		
125 mph risk category I (Utility type buildings of very low importance)			
135 mph risk category II (Dwellings and most buildings)			
140 mph risk category III (Essential facilities and large assembly buildings)			
<u>Wind Exposure B:</u> Urban and suburban areas, wooded areas or other terrain with numerous closely spaced obstructions having the size of single-family dwellings or larger.			
<u>Wind Exposure C:</u> Open terrain with scatted obstructions having heights generally less than 30 feet.			
<u>Wind Exposure D:</u> Flat, unobstructed areas exposed to wind flowing over open water extending inland from the shore-line a distance of 1,500 feet.			