



# #B004

## **RESIDENTIAL CONSTRUCTION PLAN**

### **REQUIREMENTS**

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#### **Construction Plans: (2-Full size)**

Verify that all of the following are provided:

- ☐ Recognized architectural scale, i.e. 1/8" = 1' or 1/4" = 1' etc.
- ☐ Floor plan(s) (Label the use of all rooms, i.e. bedroom, bathroom, kitchen etc.)
- ☐ Elevations of all sides, i.e. North, South, East and West.
- ☐ Foundation plan (Show location of ventilation, underfloor access, piers, size, etc.)
- ☐ Floor framing plan (Show framing member dimensions, spacing, spans and wood species.)
- ☐ Roof framing plan (Show framing member dimensions, spacing, spans, species, hips, valleys, overhangs, etc.)
- ☐ Building Cross Section (Show from outside wall to outside wall and label all building materials to be used.)
- ☐ Deck framing plan (Show location on floor & foundation plan and include detail per KC deck brochure.)
- ☐ List of all required special inspections (verify with engineer of record, if applicable, i.e. concrete, welding, etc.)

#### **Verify that the Construction plan sheets contain all of the following in detail:**

*(Include all structural member sizes, wood species and grades, i.e. 2x10 DF#2, HF#2, PT, etc.) For complex beam/joist systems, structural calculations may be necessary.*

- ☐ Foundation details (footing, and pier sizes, reinforcements, depths, grades, and anchorage)
- ☐ Concrete wall details (Sizes; reinforcement size, location and grade; openings, etc.)
- ☐ Do any concrete walls exceed 9' in height? ☐ If yes, foundation engineering is required.
- ☐ Floor beams (size, grade, species, spacing and direction)
- ☐ Floor joists (size, grade, species, spacing and direction)
- ☐ Wall framing detail (size, grade, species, and spacing)
- ☐ Headers and beams (size, grade, and species for all openings)
- ☐ Roof framing detail (size, grade, species, spacing, direction, and rain gutters)

#### **Additional information required on plans:**

- ☐ All required fire separation walls (i.e. separation of dwelling to garage, etc.)
- ☐ Self-closing, solid wood or listed 20 minute door assemblies for the door from garage to dwelling.
- ☐ All window and door sizes (See also residential energy code forms)
- ☐ Safety glazing indicated for all locations classified as hazardous (Bathrooms, by doors, etc.)
- ☐ Smoke Detectors & Carbon Monoxide Alarms per code.
- ☐ Insulation values indicated. (Walls, ceiling, floor, slab/foundation etc.)
- ☐ Stair details (Including handrails, rise and run, stair width, landings, etc.)
- ☐ Guardrails for landings or walking surfaces greater than 30" above grade.
- ☐ Fireplace(s) and/or stove locations; Fuel type ; Type(s)
- ☐ All gas (propane or natural) fueled appliances must be identified on the plans.
- ☐ Propane is prohibited in locations where heavier-than-air gas might collect (exceptions apply)
- ☐ If the plans include a fire extinguishing system (sprinkler) an additional, separate permit is required.

### Structural Information:

- \_\_\_\_\_ All Structural members supporting concentrated point loads. (i.e.: large gravity loads bearing at a specific point on a beam) Must be identified & calculations provided.
- \_\_\_\_\_ All braced **wall lines** and braced wall **panel types** and **locations** must be clearly indicated on the plans.
- \_\_\_\_\_ The proposed structure must satisfy the minimum IRC prescriptive braced wall requirements.

### Unusual Shapes: If any of the following conditions exist for your project, an engineered analysis & design will be required by a WA State Licensed professional.

- \_\_\_\_\_ Braced wall panels offset from the vertical plane directly above the foundation.
- \_\_\_\_\_ Any floor or roof **not** laterally supported on all edges by braced wall lines.
- \_\_\_\_\_ Any roof or floor extending more than 6 feet beyond a braced wall line.
- \_\_\_\_\_ Any required braced wall panel (BWPs) extending more than 1 ft over an opening in the wall below (BWPs may extend over an opening 8 ft or less in width if the header meets criteria.)
- \_\_\_\_\_ Any floor openings more than 12' wide or more than 50% of the least floor dimension.
- \_\_\_\_\_ Any portion(s) of the floor level vertically offset such that the floors cannot be tied together.
- \_\_\_\_\_ Any braced wall lines that **do not** meet in a perpendicular direction.

### Structural engineering documents (If engineering is performed, the following must be included):

#### Please Check Box

- ☐ Coversheet identifying the project location, scope, and the design professionals address and phone number.
- ☐ **Section 15.04.021 Design Requirements**  
IRC Table R301.2(1) is amended by filling in the blanks of the table as follows:  
Snow Load: 25 psf  
Wind Speed: 85 mph  
Seismic Category: D2  
Weathering: Moderate  
Frost Line Depth: 12 inches  
Termite: Slight to Moderate  
Decay: Slight to Moderate  
Winter Design Temp: 27 degrees F  
Ice Shield Underlayment Required: No  
Flood Hazards: Per BIMC 15.16  
Air Freezing Index: 113  
Mean Annual Temp: 53 degrees F
- ☐ Stamped & Signed structural calculations, general notes & all structural plan sheets.(2 sets)
- ☐ WA State registered engineer's or architect's original seal, signature, signature date, & registration expiration date.
- ☐ All engineers' or architects' construction requirements must be clearly and accurately be transferred to the plans, if drawn by another person.