



# INTERNAL DOCUMENT

## RESIDENTIAL CONSTRUCTION PLANS



### Construction Plans: (1-Full Size and 1-11"X17" or smaller – to scale)

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 per IRC 308.4 (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: If any of the following conditions exist, Engineering Analysis & Design or project re-design is required.** (If entire structure is engineered, skip to line # 90)

- \_\_\_\_\_ Non-conventional framing must conform to IRC 2012 (steel, foam panel, etc.)
- \_\_\_\_\_ Bearing walls exceeding 10' in height
- \_\_\_\_\_ 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.
- \_\_\_\_\_ Covered porches or roof extensions greater than 6' must meet Kitsap County Detail.
- \_\_\_\_\_ 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:** (Some exceptions apply, see **IRC R301.2.2.2.5 #1thru7**)

**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.
- Design Criteria** indicated: **2012 IBC/IRC**, **Ground Snow load 30 psf**; **Wind 85 mph**, **Exposure B, C etc**; **Seismic D<sub>2</sub>**.
- 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.