



SINGLE FAMILY BUILDING PERMIT INFORMATION & SUBMITTAL PACKET

**CITY OF BLAINE
COMMUNITY DEVELOPMENT SERVICES
435 MARTIN STREET, SUITE 3000
BLAINE, WASHINGTON 98230
360-332-8311**

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CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES

435 MARTIN STREET, SUITE 3000 • BLAINE, WA • 98230
PHONE: (360) 332-8311 • FAX: (360) 332-8330
www.cityofblaine.com

APPLICATION PACKET INFORMATION NEW SINGLE-FAMILY BUILDING PERMIT

This application packet pertains to construction of a detached single-family house (a dwelling unit that is not attached or physically connected to any other dwelling unit or other use). Permit applications expire six months after the date of application. If this occurs, a new application must be submitted.

There is also a six month period in which to start construction. A start constitutes a poured foundation or equal. It is your responsibility to make sure the permit does not expire. Failure to commence the project or abandonment of construction for six months results in expiration of the permit. Continued construction activity must be verified through regular inspections.

SINGLE-FAMILY PERMIT PROCEDURES: NEW CONSTRUCTION

STEP 1: PRELIMINARY REVIEW

- ✘ The Community Development Services Department and the Public Works Department can inform you of requirements for building a new single-family home. Required setbacks, height limitations, lot coverage, and other zoning information may be obtained from Community Development Services. Building Code information may be obtained from the Building Division (a part of the Community Development Services). Water, sewer, electrical and right-of-way information can be obtained from the Public Works Department. If a Building, Public Works or Community Development reviewer determines that the building site has some environmental issues, or earthwork constitutes unusual site logistics, additional information will be required (e.g., soils report (two copies), environmental checklist, wetland delineation, special inspection, access, etc.).

Telephone Numbers:

Community Development Services: (360) 332-8311

Building Inspection Request Line: (360)543-9975

Public Works Department: (360) 332-8820

Building permit applications will be accepted between the hours of 8:30 am and 4:00 pm, Monday through Friday.

STEP 2: APPLICATION REQUIREMENTS

✘ A Completed **Single-Family Residential Permit Application Form** (a copy of the form may be obtained from Community Development Services). All information must be provided before the application can be accepted.

✘ A **Building Plan Check fee** of \$500.00 is due upon submittal of a completed permit application. Smaller projects such as a deck require an application fee of \$50.00.

✘ **Submit two (2) complete sets of drawings and plans, and (1) additional site plan.** Drawings and plans must be submitted on minimum 18"x24", or maximum 30"x42" paper. All sheets are to be the same size and sequentially labeled. Plans are required to be clearly legible with scaled dimensions in indelible ink, blue line, or other professional media. Plans will not be accepted that are marked preliminary or not for construction, that have red lines, cut and paste details or those that have been altered after the design professional has signed the plans.

The following plans are required:

θ A. SITE PLAN

1. The property owner's name, the Assessor's parcel number and the site address. Also refer to attached new construction checklist.
2. Map Scale and North Arrow
3. All property lines, easements (utilities, access, etc.), and site dimensions including bearings and distances. Make a clear distinction between proposed and existing features. Show the distances between buildings and from buildings to all property lines. Make a clear distinction between proposed and existing features.
4. All streets and alleys, with street names. Note the nearest cross street. Show all existing and/or proposed driveways including surface materials.
5. Front, side, and rear setbacks measured from the property lines or vehicular access easements.
6. Location, dimensions and square footage of all existing and proposed building(s). Make a clear distinction between the existing building and proposed additions. Show roof overhangs of existing and proposed buildings. Show any buildings to be demolished.
7. The use of each building (garage, residence, etc.).
8. The height of: fences, decks, retaining walls, rockeries and other similar elements. Retaining walls or rockeries may require a separate building permit.
9. Show existing utilities, including the locations of sewer, water, electricity and gas lines, and any underground storage tanks, drainfields and reserve drainfield areas.
10. Existing topography at two-foot contour intervals in relation to an existing fixed point within the adjacent public right-of-way (sewer manhole cover) or other fixed point approved by the Planning Department. Indicate finished grade. Indicate slopes greater than 15% and the location of any fill areas.
11. Lot coverage and supporting calculations (area of impervious surface) – including all buildings, walkways and driveway. Provide separate subtotals for buildings, driveways/parking areas and walkways/patios.
12. Location of environmental features such as wetlands, O.H.W.M of shorelines and setback requirements and steep slopes.

θ B. FOUNDATION PLAN

1. Show north direction.
2. Indicate front street (and side street, if a corner lot).

3. Show the location and dimension to all property lines.
4. Show the location for existing and/or proposed easements.
5. Provide the scale for the drawing.
6. Show outline of foundation with section cuts and dimensions; include maximum wall heights and all connections.
7. Provide the location and size of all beams, posts, interior footings and thickened footing within slabs with their dimensions and connections.
8. Provide detail cuts of step down foundation and footings with required reinforcing steel.
9. Show spacing of anchor bolts, location, and type of holddown fasteners to the foundation per engineering.
10. Retaining walls, i.e. foundation walls, 4 feet or higher are to be designed by an engineer.
11. Show the location and size of all crawl space vents and the crawl space access with size and location.
12. Show footing depth below grade and show the clearance between grade and sill plate.
13. Show the floor joist size, spacing, direction, support, connections and blocking.
14. Label any space within the foundation (i.e. basement, garage, storage room, etc.)

Note! All footings are to be below root level and entrenched below grade of interior crawl area. Crawl areas shall be provided with positive drainage.

C. FLOOR PLAN

1. Indicate the dimensions of all areas and the use of each room. Include fixed cabinet, counter or island facilities.
2. Show all roof, floor or deck joists size, spacing, direction, support, connections, blocking, etc.
3. Show the location of exhaust fans, smoke detectors, hot water heater, heating units, plumbing fixtures and any other mechanical equipment.
4. Show the location of the attic and/or crawl space access.
5. Include all exterior decks on your floor plan, with necessary structural details and attachment to the house.

Note! The 2003 International Residential Code requires smoke detectors at each level of the home and in all rooms that can be used for sleeping. The detector must receive power from the normal house electrical system and have battery back-up.

D. ARCHITECTURAL CROSS SECTIONS & DETAILS

1. Show a typical roof section with all materials labeled; indicate size and spacing of all members; include all dimensions, venting, insulation and connections.
2. Show a typical foundation and floor section with all materials labeled; indicate size and spacing of all members; include all dimensions, venting, insulation and connections.
3. Show a typical wall section with all materials labeled; indicate size and spacing of all members and insulation values.
4. Show all connection details, including post-beam, post-footing, collar tie, etc.
5. Provide the dimensions for all stairs, with details showing rise, run, headroom and handrails per Section R311 of 2003 International Residential Code. Guardrails require intermediate rails to be a maximum of 4" apart; handrails are to be 34" to 38" from the nose of the tread and to be returned. Identify fire blocking, landing sizes, etc. Specify ½ inch gypsum construction for any space under stairs and between house and

attached garage.

6. Show a section detail of any fireplace, including the hearth and hearth extension. Include dimensions, materials, clearance from combustibles, height above roof, reinforcing, seismic anchorage and foundation details.
7. Identify Washington State energy & ventilation code requirements.

E. STRUCTURAL NOTES

1. Specify all design load values, including dead, live, snow, wind, lateral retaining wall pressures and soil bearing values.
2. Specify minimum design concrete strength, concrete sack mix and reinforcing bar grade.
3. Specify the grade and species of all framing lumber.
4. Specify the combination symbol (strength) of all GLU-LAM beams.
5. Specify all metal connectors, including joist hangers, clips, post caps, post bases, etc.
6. Provide details showing the complete load path transfer at roof perimeter, interior shear walls, cantilevered floors, off-set shear walls and ceiling diaphragm to shear walls (if used).
7. Provide a shear wall schedule, noting nail spacing, blocking, bolts, top and bottom plate nailing.
8. Locate all holddown straps on the drawings.

F. STRUCTURAL CALCULATIONS

1. Provide two (2) sets of structural calculations prepared by an engineer or architect registered with the State of Washington.

G. ELEVATIONS

1. Show elevation views of each side of the structure; provide finished floor level for each floor.
2. Show existing and proposed grades.
3. Show the maximum building height (measured to the highest portion of the roof).
4. Show the maximum site slope.
5. Show all roof overhangs and any chimney clearances from the roof.
6. Indicate the pitch of the roof.
7. Note the exterior siding and roof covering materials.

H. DOORS & WINDOWS

1. Show size and type of all doors.
2. Show the door size, type and closure device for doors between the garage and dwelling.
3. Show all window sizes and operable areas.
4. Identify on plan all sleeping room egress window locations, sill heights, method of opening, dimension of operable area and clear open space. (A minimum of 5.7 square feet of operable is required.)
5. Show size and type of all skylights.

STEP 3: FEES

- ✘ When the building permit application and plans are approved the following fees must be paid prior to the issuance of the Building Permit:
1. The remainder of the plan check fee
 2. Building permit fee
 3. Plumbing permit fee
 4. Mechanical permit fee
 5. State building permit fee
 6. Street impact fees
 7. Park impact fees
 8. Utility connection fees
 9. Any other applicable fees as set for in the City of Blaine Unified Fee Schedule

STEP 4: CODE COMPLIANCE

- ✘ The City of Blaine currently enforces the following codes and design requirements:
- CITY OF BLAINE CODES**

All construction shall be in accordance with the International Building Code, 2006 Edition, and the 2006 Edition of the ICC/ANSI A117.1, the International Residential Code, 2006 Edition, the International Mechanical Code, 2006 Edition, and the Uniform Plumbing Code, 2006 Edition as amended by the State of Washington. Compliance with the Washington State Energy Code, 2004 Edition, the Washington State Ventilation & Indoor Air Quality Code, 2006 Edition, and the City of Blaine development regulations as described in the Blaine Municipal Code are also required.
 - B. CITY OF BLAINE DESIGN REQUIREMENTS**

Design Wind Speed:	85 m.p.h.
Ground Snow Load:	25 lb./sq.ft.
Seismic Zone	D ₁
Rainfall:	2 inches/hour for roof drainage design
Frost Line Depth:	12 inches
Geo-Technical Report:	A soils report from a geo-technical engineer may be required for residential construction on steep or difficult lots.

STEP 5: INSPECTIONS

- ✘ The **Inspection Record** card must be posted in a conspicuous place at all times when construction begins and must remain posted until all inspections have been satisfied. This inspection record is proof that the required inspections have been done. Furthermore, this Inspection Record should be saved along with all the other important paperwork concerning the project. **Pursuant to the International Building Code, inspections are mandatory.**
- ✘ For all building, plumbing and mechanical inspections, arrangements are to be made in the following manner:
- Inspections are scheduled by phoning **543-9975** between the hours of 8:00 am and 5:00 pm Monday through Friday. The Building Official requires a minimum **24-hour notice** for scheduling an inspection.
 - When calling for inspections or inquiring about specific code requirements, always make reference to your **building site address & Permit Number**. If you do not include this

information you may not receive your desired inspection.

Approved plans must be available on the building site when the inspector makes all inspections. **NO WORK SHALL BE DEEMED APPROVED UNTIL REQUIRED INSPECTIONS ARE COMPLETED AND THE INSPECTION RECORD IS SIGNED.**

Refer to the specific inspection you are calling for. Required inspections are as follows (Please refer to INSPECTION RECORD for complete list of required inspections):

1. Footing and/or Foundation Inspections: This inspection is to be made after building location and setbacks are identified, excavation or trenching is complete, concrete forms or concrete masonry units (CMU) and reinforcing steel is in place, and all foundation vents and block-outs are placed, prior to concrete or grout placement.
2. Slab Insulation / Under-Slab Plumbing: This inspection is to be made after slab insulation and all under slab plumbing or radiant heat coils are installed and inspected, prior to concrete placement.
3. Footing Drain: This inspection is to be made after footing drains have been laid and prior to backfilling.
4. Under Floor: This inspection is to be made when all subfloor framing is complete, but prior to placement of floor sheathing.
5. Roof & Wall Sheathing: This inspection is to be made when all exterior sheathing is properly installed, but prior to placement of building paper or siding/roofing.
6. Framing: This inspection is to be made after structure is enclosed, all roof, wall and floor framing are installed (and visible), and fire blocking and bracing are in place.
7. Rough Plumbing & Mechanical: This inspection is to be made at the same time as the framing inspection. All DWV, water supply lines and gas piping shall be made under test. Mechanical ducts and chimneys must also be installed.
Electrical: Evidence of rough electrical inspection approval from **Labor & Industries** is required prior to cover. For electrical permit requirements, contact L & I at 676-2083.
8. Insulation: This inspection is to be made when all insulation is placed, prior to cover.
9. Gypsum Wallboard/Lath: This inspection is to be made after all lath or gypsum wall board is installed, **but before** wall board joints and fasteners are taped and covered.
10. Any Other Inspections Required by the Building Official
11. Final Inspection: This inspection is to be made when building is completed and prior to occupancy. All previously required inspections must be completed prior to requesting a Final Inspection.

NOTE! In addition to the above standard inspections, the builder is encouraged to call the Building Official whenever a complication arises or whenever any alteration is made to the submitted plans.



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

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 PHONE: (360) 332-8311 • FAX: (360) 543-9978
 www.cityofblaine.com

Single-Family Residential Building Permit Application

FOR OFFICE USE ONLY	
Building Permit Deposit 020 Permit Fee \$ _____	
Receipt # _____	STAMP IN DATE

APPLICANT INFORMATION

Project Name or Tenant (If Applicable):			*Value of Construction:		
Site Address:			Tax Parcel Number:		
General Location:			Lot Number:		
Contact Person:			Firm or Company Name:		
Address:			Telephone #:		
City:	State / Province:	Zip/Postal Code:	Email Address:		
Contractor:		UBI #	Telephone #:		
Address:		City / State / Zip:	E-Mail Address:		
State Contractor's License #	Expiration Date:		City of Blaine Business License: Current: Yes No Expires:		
Architect of Record –Contact Name:			Firm or Company Name:		
Address:			Telephone #:		
City:	City / State / Zip:		E-Mail Address:		
Engineer of Record – Contact Name:			Firm or Company Name:		
Address:			Telephone #:		
City:	City / State / Zip:		E-Mail Address:		
Property Owner:			Telephone #:		
Address:			Cell Phone #:		
City:	City / State / Zip:		E-Mail Address:		

DESCRIPTION OF WORK TO BE DONE (include separate sheets as necessary):

TYPE OF WORK:	New – Single Family Residence			New Residential - Accessory Structure		
	Addition – Single Family Residence			Addition - Accessory Structure		
	Interior Remodel – Single Family Residence			Interior Remodel – Accessory Structure		
	Deck	Covered	Uncovered	Garage	Carport	Uncovered

TYPE OF CONSTRUCTION	Type V-N	Other _____	IRC Occupancy:	R-3	U-1	Other _____
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New or Addition Square Footage:	_____ S.F. Dwelling	_____ S.F. Garage/Carport
_____ S.F. Accessory Structure	_____ S.F. Covered Deck	_____ S.F. Uncovered Deck
Remodeled Area Square Footage:	_____ S.F. Dwelling	_____ S.F. Garage/Carport
_____ S.F. Accessory Structure	_____ S.F. Covered Deck	_____ S.F. Uncovered Deck
Total Square Footage of the Structure(s):	_____ S.F. Dwelling	_____ S.F. Garage/Carport
_____ S.F. Accessory Structure	_____ S.F. Covered Deck	_____ S.F. Uncovered Deck

* **Value of Construction** – The value of construction shall include the prevailing fair market value of all labor, materials & equipment, whether actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems and other permanent work of equipment, not including furnishings. The Building Official shall make the final determination of the value of construction as specified in Section R108.3 of the International Residential Code.

Expiration of Plan Review – Applications for which no permit is issued within 180 days following the date of application shall expire and all fees paid shall be forfeited. Upon written request of the applicant, the Building Official may grant a 180-day extension to the Plan Review time as specified in Section R105.3.2 of the International Residential Code.

ACKNOWLEDGEMENT

By signing the application form, the applicant/owner attests that the information provided herein is true and correct to the best of their knowledge. Any material falsehood or any omission of a material fact made by the applicant/owner with respect to this application may result in an issued permit being null and void.

I, the applicant/owner, certify that this application is being made with the full knowledge and consent of all owners of the property in question. I also agree to provide access and right of entry to City of Blaine and its employees, representatives or agents for the sole purpose of application review and any required later inspections. This right of entry shall expire when the City (through the Director or designee) concludes the application has complied with all applicable laws and regulations. Access and right of entry to the applicant's property shall be requested and shall occur only during regular business hours.

_____ (PROPERTY OWNER -**PRINT NAME**) _____ (DATE)

I hereby designate _____ (LICENSED CONTRACTOR'S NAME-**PRINT NAME**) to act as my agent in matters related to this application
For permit(s.)

_____ (PROPERTY OWNER-APPLICANT - **SIGNATURE**) _____ (DATE)

SMALL DEVELOPMENT **STORM WATER MANAGEMENT** **DETERMINATION BY CITY STAFF**

Public Works
 1200 Yew Avenue
 Blaine, WA 98230
 (360) 332-8820



Project Name

Permit Number

Contact Name

Contact Phone

- Single-family residential activities
- Small redevelopment activities
- Small land clearing activities
- Possible exempt activity

Area Below for Official Use Only

CDS Date Stamp Here

CDS Exempt Determination
 (See Exemption List)

CDS – Please route a copy of the permit and its site plan or storm water site plan to the Assistant Public Works Director for storm water management determination.

↑
Engineered plans may be required

- #1 – A storm water site plan (SWSP) must be submitted with the application
- #2 – A construction storm water pollution prevention plan (SWPPP) must be submitted with the application
- #3 – Source controls must be utilized for pollution with the project
- #4 – Natural drainage systems and outfalls must be preserved with the project
- #5 – On-site storm water management must be provided with the project

↓
Engineered plans will be required

- #6 – Runoff treatment must be provided with the project
- #7 – Flow controls must be provided with the project
- #8 – Wetlands protection must be provided with the project
- #9 – Issues identified by the City Comprehensive Storm Water Plan must be addressed with the project
- #10 A operation and maintenance manual for the maintenance of permanent storm water structures must be created for the project.

PW Determination Signature



UTILITY REQUEST

PLEASE NOTE: Applicants will be notified of any deficiencies in their application within 30 days of receipt. If any unresolved deficiencies remain at the end of 120 days the application will become void. All fields below must be completed or your request will be considered deficient.

APPLICANT IS: OWNER CONTRACTOR OTHER

APPLICANT _____ MAILING ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____ CONTACT PHONE NUMBER _____ EMAIL ADDRESS _____

STREET ADDRESS OR SUBDIVISION/LOT # OF PROPERTY FOR WHICH SERVICE IS REQUESTED _____

TAX PARCEL ID NUMBER _____	S.F. APPROXIMATE FLOOR AREA _____	USE OF STRUCTURE SINGLE FAMILY _____ DUPLEX _____ MULTI-FAMILY _____
NEW STRUCTURE? YES NO	COMMERCIAL _____ OTHER _____	NUMBER OF UNITS _____

S.F.
TOTAL IMPERVIOUS* AREA TOTAL SQ. FOOTAGE OF LOT(S) SITE PLAN ATTACHED? YES NO

*(IMPERVIOUS AREA INCLUDES BUILDING FOOTPRINT, DRIVEWAYS, PARKING, PATIO, HARD SURFACES, ETC.)
ANY AREA GREATER THAN 2000 SQ.FT. MUST INCLUDE A STORMWATER PLAN

IS/WAS SITE PREVIOUSLY DEVELOPED? YES NO IF YES, PLEASE DESCRIBE: _____

SERVICES REQUESTED FOR SINGLE FAMILY RESIDENCE (SFR)

<p>WATER This includes one 3/4" meter</p>	<p>SEWER 6" LATERALS TO BE CONSTRUCTED BY OWNER AND BE INSPECTED BY THE CITY.</p>	<p>POWER * See reverse side for details This includes one meter, temporary power, early PVC & permanent power</p> <p>AMPERAGE 200 320 400</p>
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SERVICES REQUESTED FOR COMMERCIAL, DUPLEX, MULTI-FAMILY OR OTHER

<p>WATER</p> <table border="0"> <tr> <td>METER SIZE</td> <td>QTY.</td> </tr> <tr> <td>3/4"</td> <td>_____</td> </tr> <tr> <td>Irrigation</td> <td>_____</td> </tr> <tr> <td>1"</td> <td>_____</td> </tr> <tr> <td>1-1/2"</td> <td>_____</td> </tr> <tr> <td>2"</td> <td>_____</td> </tr> </table> <p>See Development Standard Sheet 4-16</p>	METER SIZE	QTY.	3/4"	_____	Irrigation	_____	1"	_____	1-1/2"	_____	2"	_____	<p>SEWER</p> <p>6" LATERALS TO BE CONSTRUCTED BY OWNER AND BE INSPECTED BY THE CITY.</p> <p>See Development Standard Sheet 5-12</p>	<p>POWER</p> <table border="0"> <tr> <td>PERMANENT</td> <td>TEMPORARY</td> <td>NUMBER OF METERS</td> <td>_____</td> </tr> <tr> <td colspan="2">SINGLE PHASE (120/240V)</td> <td>THREE PHASE</td> <td>VOLTAGE _____</td> </tr> <tr> <td>REWIRE</td> <td colspan="3">LINE EXTENSION</td> </tr> <tr> <td>AMPERAGE</td> <td>200</td> <td>320</td> <td>400 Other _____</td> </tr> </table> <p>See Development Standard Sheets 6-1, 6-2 & 6-3</p>	PERMANENT	TEMPORARY	NUMBER OF METERS	_____	SINGLE PHASE (120/240V)		THREE PHASE	VOLTAGE _____	REWIRE	LINE EXTENSION			AMPERAGE	200	320	400 Other _____
METER SIZE	QTY.																													
3/4"	_____																													
Irrigation	_____																													
1"	_____																													
1-1/2"	_____																													
2"	_____																													
PERMANENT	TEMPORARY	NUMBER OF METERS	_____																											
SINGLE PHASE (120/240V)		THREE PHASE	VOLTAGE _____																											
REWIRE	LINE EXTENSION																													
AMPERAGE	200	320	400 Other _____																											

CONTRACTOR INFORMATION(FOR BILLING DURING CONSTRUCTION)

OWNER INFORMATION(FOR PERMANENT BILLING)

NAME _____

NAME _____

MAILING ADDRESS _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

CITY _____ STATE _____ ZIP CODE _____

CONTACT PHONE NUMBER _____

CONTACT PHONE NUMBER _____

APPLICANT ACKNOWLEDGES HE/SHE MUST **PAY IN FULL** ALL FEES AND CHARGES BEFORE THE CITY WILL **ISSUE A BUILDING PERMIT** (IF APPLICABLE), OR **SCHEDULE SERVICE CONNECTIONS**.


SIGNATURE _____

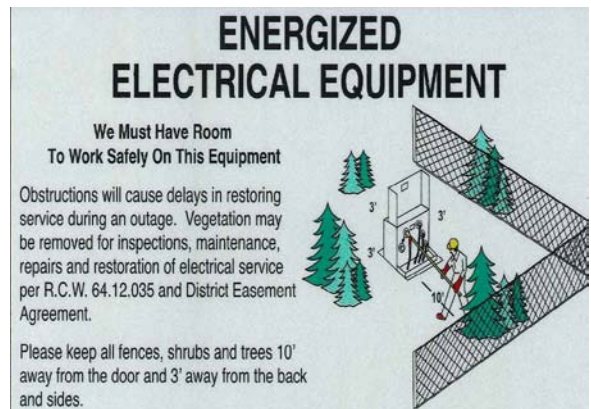
DATE _____

BASICS:

- Please refer to our website (www.cityofblaine.com) for Development Standards, questions & forms.
- Utility fees are paid with your building permit fees. Those fees must be paid prior to installation of any utilities
- Please call Public Works at 360-332-8820 when you are ready for any utility connections.
- Addresses & unit numbers must be clearly marked.

ELECTRICAL:

- **Early Conduit** is a fee charged for an additional trip to your jobsite when you or your contractor has a trench open and ready for conduit during the early phase of construction.
- **Temporary Power** provides you with power during your construction phase. You will need to set your own power pole and have it inspected & approved by L&I before we install the meter.
L&I can be reached at 360-647-7300.
- All new services within City Limits are underground.
- Electric meter height must be between 5 & 7 feet from the ground to the center of the meter.
- Trenches must be a minimum of 2 feet deep.
- Underground temporary services must be installed with service wires to the service point.
- The City installs conduit from the service point to service entrance pipe for all SFR. DO NOT install bell ends on the service pipe.
- Multi-Family, Commercial or Industrial services are installed by the owner/contractor.
- Current Transformer (CT) meter bases are required for single phase & 3phase services 400 amps or greater. The City supplies CTs for all services. CT enclosures must be positioned within 8 feet of the meter.
- All electrical services MUST be inspected & approved by an L&I inspector prior to our crews doing any connections. L&I can be reached at 360-647-7300.
- Padmount transformers must have a minimum 3' clearance from the back and sides as well as any trees, shrubs or plants and a 10' clearance must be maintained in front of it, per drawing 



SITE PLAN SHOULD INCLUDE:

- The property outline with the dimensions marked.
- The footprint(s) of new & existing structures with the dimensions marked.
- Existing and/or proposed (if any) on-property utility and/or access easement (identified accordingly) with the dimensions marked.
- Foundation footing and/or basement drain discharge destination(s) (e.g. roadside ditch, dispersion trench(es)).
- Roof stormwater discharge destination(s) (e.g., splash blocks, dispersion trench(es)).
- Opened and/or unopened street(s) and/or alley(s) that now abut, or will abut the property line(s).
- ROW improvements (e.g., sidewalks, edges of opened streets) with the dimension(s) from the abutting property line to the edge of the improvements.
- All non-roof impervious surfaces (e.g., driveways, walkways) with the dimensions marked (NOTE: Gravel counts as an impervious surface).
- Stormwater ditches or swales with their approximate width dimensions.
- Culvert crossing(s) under roads, driveways, or walkways.
- Show existing water meter box location OR your desired water meter location (must be in a Right-of-Way (ROW) or easement).
- Show existing side sewer stub location OR desired side sewer to sewer main connection location.



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2009 Washington State Energy Code (WSEC) Update Informational Sheet

Effective January 1, 2011

The following are changes to the 2009 WSEC energy code that are the most likely to impact proposed residential HVAC and construction work. Compliance with the energy code can be achieved through one of the three paths provided below. The complete energy code can be found on the following website:

<http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx>

Building Design By Prescriptive Requirements Approach - Chapter 6

For the 2009 WSEC, the prescriptive approach is the simplest method of code compliance. First meet all the minimum glazing and insulation requirements by selecting one of the options in Table 6.1 (attached), and then choose an additional credit option from Chapter 9, Table 9-1 (attached), and the project complies with the building envelope requirements. **A completed WSEC, Prescriptive Worksheet for Climate Zone 1, shall be submitted before a building permit will be issued (a form is located on the website highlighted above.)**

Building Design By Component Performance Approach – Chapter 5

A second option for complying with the 2009 WSEC is the Component Performance Approach found in 2009 WSEC Chapter 5, which allows tradeoffs in order to achieve average energy code compliance. Excel spreadsheets are available on the energy code website to help perform the necessary calculations; Select CP Worksheet, Climate Zone 1.

Building Design By Systems Analysis – Chapter 4

The third option for complying with the 2009 WSEC is the Systems Analysis approach. This method requires an energy analysis comparison report and is based on a simulated software program, see Chapter 8. The building will comply if projected energy consumption is 16% less than a similar building conforming with the criteria in Chapter 5.

New Construction

New residential construction is also required to comply with the following:

- A **2009 Residential Energy Compliance Certificate** (attached) shall be completed by the builder or design professional and posted within three feet of the electrical distribution panel.

- **Blower door** building air leakage test is required. Testing standards and sample testing affidavits are included with this packet and can be found through the above website link.
- **Duct testing** is required for all HVAC systems with ducts located in unconditioned spaces. Testing standards and sample testing affidavits are included with this packet and can be found through the above website link.
- **Ducts** located in ceiling and floor space cannot displace required insulation levels.
- **Building cavities** cannot be used as ducts (i.e. no supply or return air in joist bays.)
- **One credit** is required to be achieved from Chapter 9 “Additional Single-Family Residential Energy Efficiency Requirements”, Table 9-1 Energy Credits (Debits). Table 9-1 is included with this packet.
- **5-2 Programmable schedule thermostats** are required on all *primary* heating systems, with exceptions for occupancy sensors and maximum 2 hour timer controls.
- **High efficacy luminaries** (compact fluorescent light bulbs) shall be provided in fifty percent of all light fixtures.
- **Mechanical and whole house ventilation requirements;** refer to the WAC 51-51, Section 1507 and Section 1508 at the following website:

<http://apps.leg.wa.gov/wac/default.aspx?cite=51-51>

General Information

- An excellent source of information regarding the 2009 WSEC requirements for residential construction is the “Builder’s Field Guide” located at the WSEC website provided above. There are also various energy code forms which can be downloaded or filled out on the website.
- Spray foam insulation with a minimum R-Value of 3.6 per inch is deemed to comply with the required R-21 prescriptive requirement when installed in a 5.5 cavity.

This has been provided as a summary information packet and does not contain all requirements of the 2009 WSEC. For the full text version of the 2009 WSEC go to the website identified at the beginning of this document.