COMMUNITY DEVELOPMENT DEPARTMENT
Office of Code Administration
129 North Second Street, 2nd Floor Yakima, Washington 98901
(509) 575-6126 Fax (509) 576-6576
codes@yakimawa.gov www.buildingyakima.com

RESIDENTIAL ALTERATION *OR* ADDITION APPLICATION PACKET

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Plan Submittal Checklist

( ) Completed Building, Plumbing, Mechanical, Sign, Fire Permit Applications (if applicable)

( ) Plumbing fixture quantity AND type (For Commercial Alterations include both EXISTING and NEW plumbing fixture counts)

( ) 2-copies of the site plan, as outlined in the General Site Plan Checklist

( ) 2-copies of the foundation plan

( ) 2-copies of floor construction layout plan with associated engineering (required if using a manufactured floor system)

( ) 2-copies of floor plan (for each floor)

( ) 2-copies of roof/ceiling construction plan

( ) 2-copies of roof truss layout and associated engineering (required if using manufactured roof trusses)

( ) 2-copies of typical cross section through structure from roof through foundation

( ) 2-copies of stair and rail detail (tread depth and riser height)

( ) 2-copies of completed Energy Code forms

For questions regarding construction plan submittal and/or building code questions, please contact the Office of Code Administration, 509-575-6126 or codes@yakimawa.gov

For questions relating to site plan and/or zoning requirements, please contact City Planning at 509-575-6183 or ask.planning@yakimawa.gov

All general site plans shall be drawn to scale and be legibly drawn, prepared, or printed on eight and one-half inches by eleven inches, unless otherwise requested. The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the paper's size.

General Site Plan Checklist for Type (1) Review – YMC § 15.11.040 (B):

( ) Parcel Number(s)

( )Property Address

( ) Legal Description

( ) North Arrow

( ) Scale

( ) Applicant Name

( ) Project Name

( ) Property Dimensions and Shape of Lot

( ) Size and Location of Existing Structures

( ) Size and Location of Proposed Structures

( ) Distance(s) of Structures to Property Line and Centerline of Right-of-Way (YMC § Ch. 15.05, Table 5-1)

( ) Location of Existing and Proposed Signage (YMC § Ch. 15.08)

( ) Size and Location of Utilities

( ) Parking Circulation Plan (YMC § Ch. 15.06.030)

( ) Proposed Landscaping (YMC § Ch. 15.06.090)

( ) Proposed Sitescreening (YMC § Ch. 15.07)

( ) Location of Ingress and Egress Points

( ) Adjacent Rights-of-Way and Existing Frontage Improvements

( ) Lot Coverage Calculation (YMC § Ch. 15.05.020(C))

( ) Clearview Triangle – YMC § Ch. 15.05.040 – Vision Clearance

( ) Dumpster and Screening Location

The site plan shall also include any other information required by the Department or Administrative Official to clarify the proposal, assess its impacts, or determine compliance with this Title. Note: If you have any questions about this process, please contact City of Yakima Planning Division – 129 N. 2nd St., Yakima, WA or by phone at: (509) 575-6183.

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BUILDING PERMIT APPLICATION

Office Use Only:

B

Site Address: _____ Will 1 acre or more be cleared or graded? Y__ N__
Parcel # _____ Is Property Within the Flood Area? Y___ N___
Describe work to be covered by this permit _____

Square Footages of New Construction:	**Building Information:**
1st Floor: _____ Garage_____	Residential ____Commercial _____New TI____
2nd Floor: _____ Basement _____	New Const.____ Alteration____ Const. Type____
3rd Floor: _____ Covered Porch _____	Occupancy _____Change of Occupancy?_____
Carport_____ Covered Patio _____	Sprinklered_____ Fire Alarm_____
# of Units_____ # of Stories_____	
# of Bedrooms_____ # of Bathrooms_____	Estimate Cost of Construction $_____
Applicant:	**Contractor: Same as Applicant [ ]**
Name:_____	Business Name:_____
Address:_____	Address:_____
City/State/Zip:_____	City/State/Zip:_____
E-mail:_____	Contr. Lic. #:_____Exp._____
Phone:_____	E-mail:_____
Alt. Phone:_____	Phone:_____
Contact Person:_____ **Phone Number:**_____	**Property Owner: Same as applicant [ ]**
Lending Info: N/A [ ] Not Provided [ ]	Name:_____
Lending Info To Be Provided at a Later Date [ ]	Address:_____
Lending Institution: _____	City/State/Zip:_____
Address: _____	E-mail:_____
City/State/Zip: _____	Phone: _____
Phone:_____	Alt. Phone:_____

I hereby certify under penalty of perjury of the Laws of the State of Washington that I have read and examined this application and know that the information contained herein is true and correct. I certify that I am the owner of the subject property, or, that I have been given express permission by the owner of the subject property to submit this application for permit. I understand that the granting of a permit does not authorize me in any way to violate or cancel any of the provisions of state or local law regulating the construction or performance of construction sought under this permit.

_____ _____ _____
Signature **Print Name** **Date**

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PLUMBING PERMIT APPLICATION

Job Address:_____ **Parcel Number:**_____
Project Description:_____

Property Owner	Contractor
Name:_____	**Business Name:**_____
Address:_____	**Address:**_____
City/State/Zip:_____	**City/State/Zip:**_____
E-mail:_____	**E-mail:**_____
Phone:_____	**State Cont. Lic. #:**_____ **exp.**_____
Alt. Phone:_____	**Phone:**_____

ITEM	FEE	QTY.	AMOUNT
Base Fee	$31.82	1	**$31.82**
Atmospheric Breaker	$8.04		
Backflow Device (RPBA or DCVA) <2"	$11.23		
Backflow Device (RPBA or DCVA) >2"	$24.95		
Bar Sink	$11.23		
Bathtub	$11.23		
Clothes Washer	$11.23		
Dishwasher	$11.23		
Drinking Fountain	$11.23		
Floor Drain	$11.23		
Hose Bib	$11.23		
Kitchen Sink	$11.23		
Kitchen Sink 3 Compartment	$11.23		
Laundry Tray	$11.23		
Lavatory (Basin)	$11.23		
Lawn Sprinkler (Including Backflow)	$9.83		
Miscellaneous	$11.23		
Mop Sink	$11.23		
Pretreatment Interceptor	$19.07		
Repair/Alt. Drain/Vent Piping	$11.23		
Roof Drain	$11.23		
Sewage Pump	$11.23		
Sewer Repair	$21.53		
Shower	$11.23		
Side Sewer	$21.53		
Sink	$11.23		
Supplemental Permits	$16.01		
Urinal	$11.23		
Water Closet – Tank Type	$11.23		
Water Closet – Flushometer Type	$11.23		
Water Heater	$11.23		
Water Piping/Service	$11.23		
Sampling Port	$11.23		
		TOTAL	

I hereby acknowledge I have read this permit application and state the above information is correct, and agree to comply with all City ordinances and State laws regulating activities covered by this permit application.

_____ _____ _____
Applicant's Signature **Applicant (Print or Type)** **Date**

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MECHANICAL PERMIT APPLICATION

Job Address:_____
Parcel Number:_____
Project Description:_____
_____

Property Owner

Name:_____
Address:_____
City/State/Zip:_____
Phone:_____
Alt. Phone:_____
E-mail:_____

Contractor

Business Name:_____
Address:_____
City/State/Zip:_____
Phone:_____
Alt Phone:_____
Fax:_____
E-mail:_____
State Cont. Lic. #:_____
Cont. Lic. Exp.:_____

ITEM	FEE	QTY.	AMOUNT
Base Fee	$23.86	1	**$23.86**
A/C Unit	$10.36		
AH <10,000 CFM	$13.54		
AH >10,000 CFM	$18.41		
Commercial Incinerator	$104.37		
Domestic Incinerator	$25.85		
Dryer Vent	$10.36		
Electric, Baseboard, or Suspended Heaters	$17.51		
Evaporative Cooler	$13.54		
Furn/Htr <100,000 BTU	$17.51		
Furn/Htr >100,000 BTU	$20.69		
Gas Boiler <100,000 BTU	$17.58		
Gas Boiler >100,001 <500,000 BTU	$29.38		
Gas Boiler >500,001 <1,000,000 BTU	$39.00		
Gas Boiler >1,000,001 <1,750,000 BTU	$53.18		
Gas Boiler >1,750,001 BTU	$89.02		
Gas Fireplace/Log/Heat Stove	$17.51		
Gas Grill	$10.36		
Gas Piping 1-4 outlets	$8.04		

ITEM	FEE	QTY.	AMOUNT
Gas Piping 5+ each addn'l	$3.20		
Gas Range	$10.36		
Haz Piping 1-4 outlets	$3.20		
Haz Piping 5+ outlets, each	$1.70		
Heat Pump	$10.36		
Kitchen Exhaust Fan	$10.36		
LP Tank/Residential <125 gal	$10.36		
Miscellaneous	$10.36		
Non Haz Piping 1-4 outlets	$3.20		
Non Haz Piping 5+ outlets, each	$0.82		
Pellet Stove	$37.06		
Repair/Alt./Addn. to a listed appliance	$19.45		
Residential Tank Aband.	$23.86		
Supplemental Permit Fee	$7.29		
Type I/II Commercial Hood	$17.51		
Vent Fan (laundry, bath)	$10.36		
Vent Systems	$10.36		
Wood Stove	$37.06		
		TOTAL	

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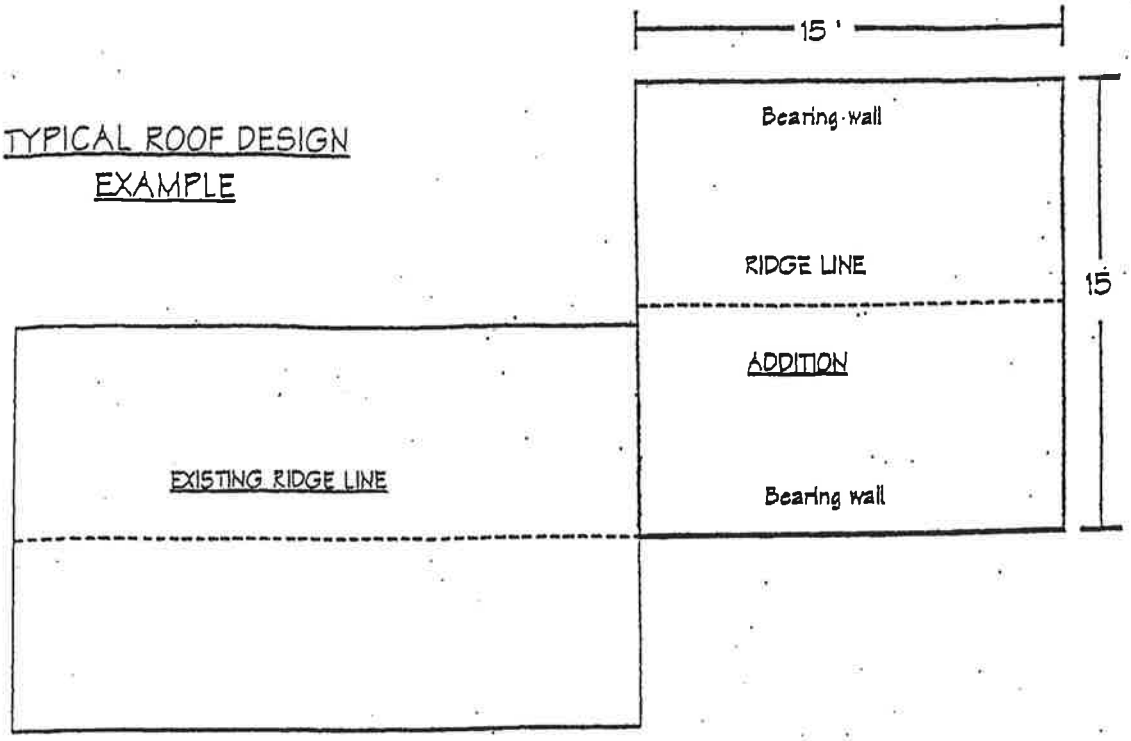
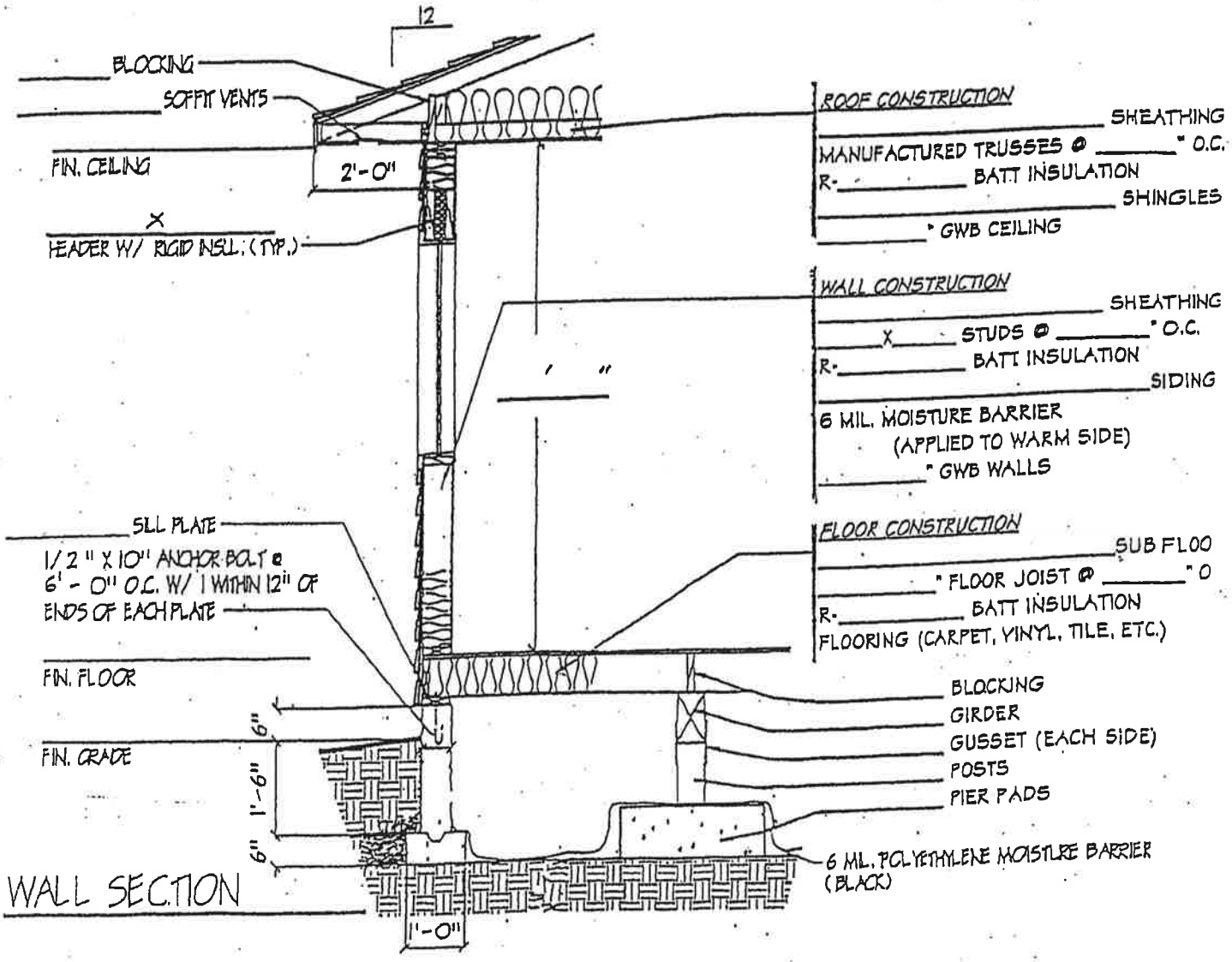
_____ _____ _____
Applicant's Signature **Applicant (Print or Type)** **Date**
( ) Property Owner ( ) Contractor

TYPICAL ROOF DESIGN EXAMPLE





WALL SECTION

Design Criteria

Current Codes:

2015 International Building Code (IBC)

2015 International Fire Code (IFC)

2015 International Residential Code (IRC)

2015 International Existing Building Code (IEBC)

2015 International Mechanical Code (IMC)

2015 International Fuel Gas Code (IFGC)

2015 Uniform Plumbing Code (UPC)

2015 Washington State Energy Code (WSEC)

Wind Speed=

Residential=110 mph (or, 85 mph for ASD)

Commercial=Reference ASCE 7-10 and IBC Chapter 16, usually 110 mph for category II

Earthquake Zone =

Residential (IRC Structures) = C

Commercial = D

Exception: If your plan is for a building or buildings in risk categories I, II, or III (2015 IBC Table 1604.5) *and* is of light frame construction per IBC chapter 23, the design may be according to Earthquake Zone C.

Frost Depth = 24" below grade

Ground Snow Load = 19 psf

Roof Snow Load = 30 psf

Weathering = Severe

Termite Damage = Slight to Moderate

Winter Design Temperature = 11 deg.

Ice Barrier Underlayment Required = Yes

Flood Hazards = Current Flood Insurance Rate Map (FIRM) 6/16/16

Air Freezing Index = 1011

Mean Annual Temperature = 49.7 deg.

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ALLOWABLE CLEAR SPAN FOR CONSTRUCTION GRADE LUMBER

Member	Spacing	2x4	2x6	2x8	2x10	2x12
Floor joists without ceiling below	12"	N/A	10' 9"	14' 2"	17' 9"	20' 7"
	16"	N/A	9' 9"	12' 7"	15' 5"	17' 10"
	19.2"	N/A	9' 1"	11' 6"	14' 1"	16' 3"
	24"	N/A	8' 1"	10' 3"	12' 7"	14' 7"

Member	Spacing	2x4	2x6	2x8	2x10	2x12
Floor joists with ceiling below	12"	N/A	10' 6"	13' 3"	16' 3"	18' 10"
	16"	N/A	9' 1"	11' 6"	14' 1"	16' 6"
	19.2"	N/A	8' 3"	10' 6"	12' 10"	14' 10"
	24"	N/A	7' 5"	9' 5"	11' 6"	13' 4"

Member	Spacing	2x4	2x6	2x8	2x10	2x12
Ceiling joists with plaster or sheetrock, with no storage	12"	12' 5"	19' 6"	25' 8"	26+	N/A
	16"	11' 3"	17' 8"	23'	26+	N/A
	19.2"	10' 7"	16' 7"	21'	25' 8"	N/A
	24"	9' 10"	14' 10"	18' 9"	22' 11"	N/A

Member	Spacing	2x4	2x6	2x8	2x10	2x12
Roof rafters without finished ceiling	12"	7' 1"	10' 5"	13' 2"	16' 1"	18' 8"
	16"	6' 2"	9'	11'	13' 11"	16' 2"
	19.2"	5' 7"	8' 3"	10' 5"	12' 9"	14' 9"
	24"	5' 0"	7' 4"	9' 4"	11' 5"	13' 2"

Member	Spacing	2x4	2x6	2x8	2x10	2x12
Roof rafters with drywall ceiling	12"	7' 1"	10' 5"	13' 2"	16' 1"	18' 8"
	16"	6' 2"	9'	11' 5"	13' 11"	16' 2"
	19.2"	5' 7"	8' 3"	10' 5"	12' 9"	14' 9"
	24"	5'	7' 4"	9' 4"	11'5"	13' 2"

The above dimensions are figured using #2 and better Douglas Fir only. If any other type or grade lumber is used, contact the Office of Code Administration at 509-575-6126 for the allowable span.

5/15/2013