



*COMMUNITY DEVELOPMENT DEPARTMENT*

*Office of Code Administration*

*129 North Second Street, 2<sup>nd</sup> Floor Yakima, Washington 98901*

*(509) 575-6126 Fax (509) 576-6576*

*codes@yakimawa.gov www.buildingyakima.com*

# RESIDENTIAL GARAGE 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](mailto: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](mailto:ask.planning@yakimawa.gov)



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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 _____	Estimate Cost of Construction \$ _____
# of Bedrooms _____ # of Bathrooms _____	

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:	Property Owner: Same as applicant [ ]
Phone Number: _____	Name: _____
Lending Info: N/A [ ] Not Provided [ ]	Address: _____
Lending Info To Be Provided at a Later Date [ ]	City/State/Zip: _____
Lending Institution: _____	E-mail: _____
Address: _____	Phone: _____
City/State/Zip: _____	Alt. Phone: _____
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 \_\_\_\_\_

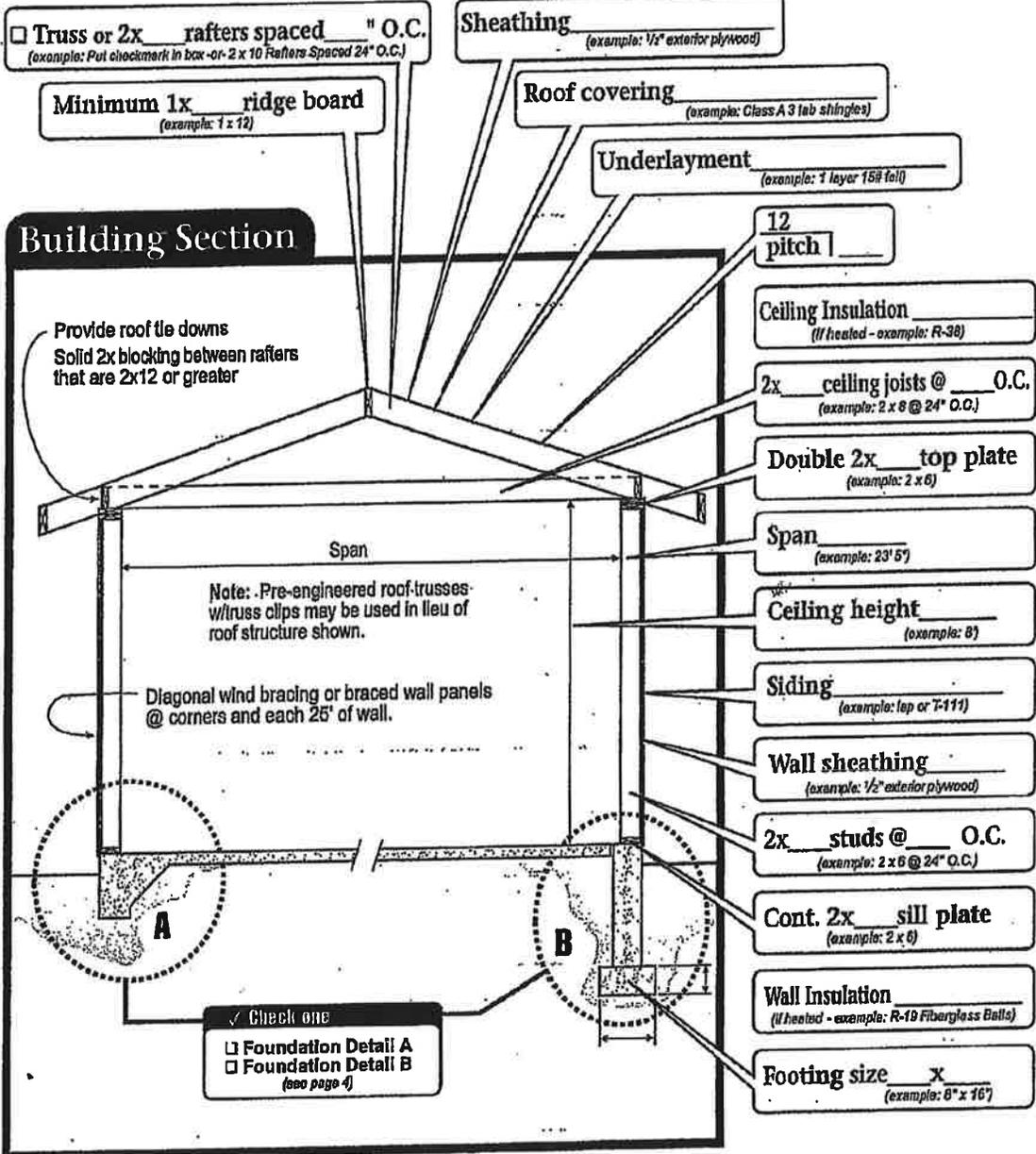
Print Name \_\_\_\_\_

Date \_\_\_\_\_



# Single Family Residential One Story Detached Garage

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.



# Single Family Residential One Story Detached Garage

## Directions

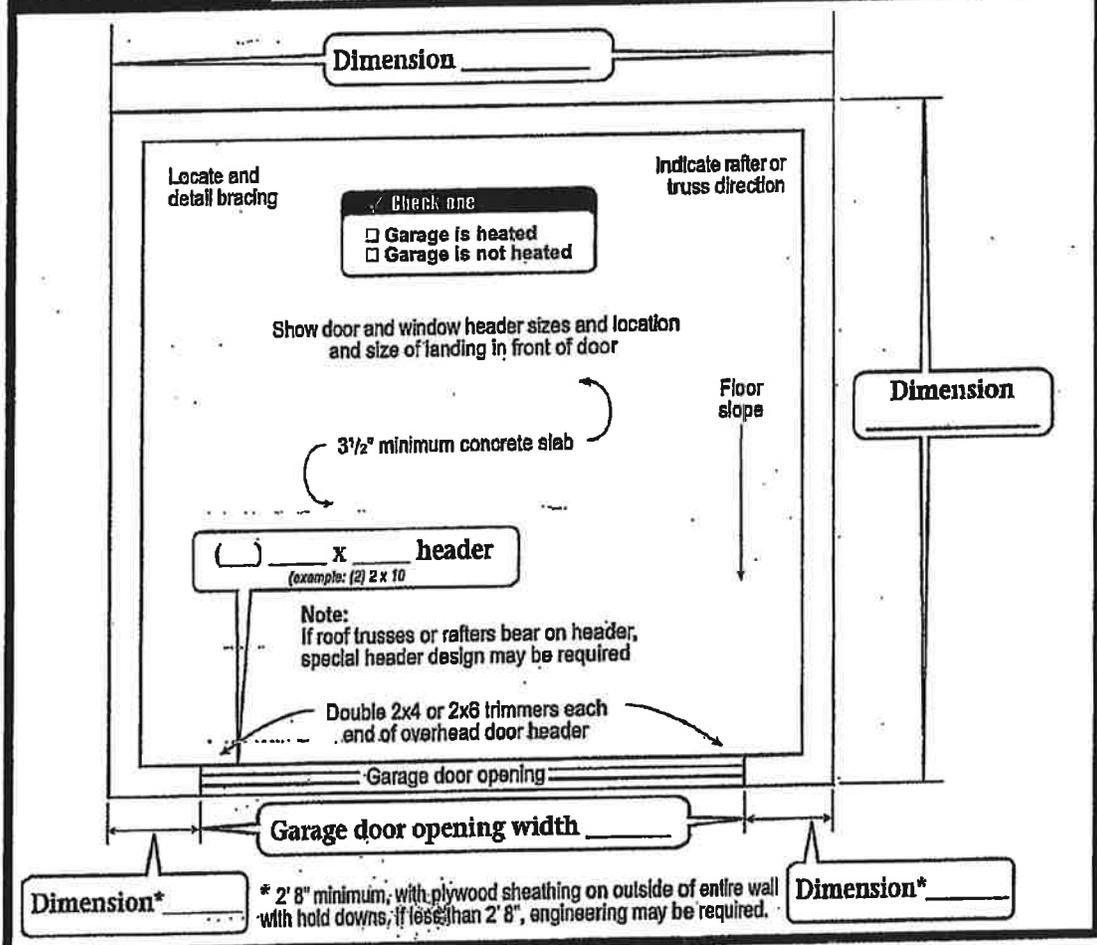
1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

Address: \_\_\_\_\_

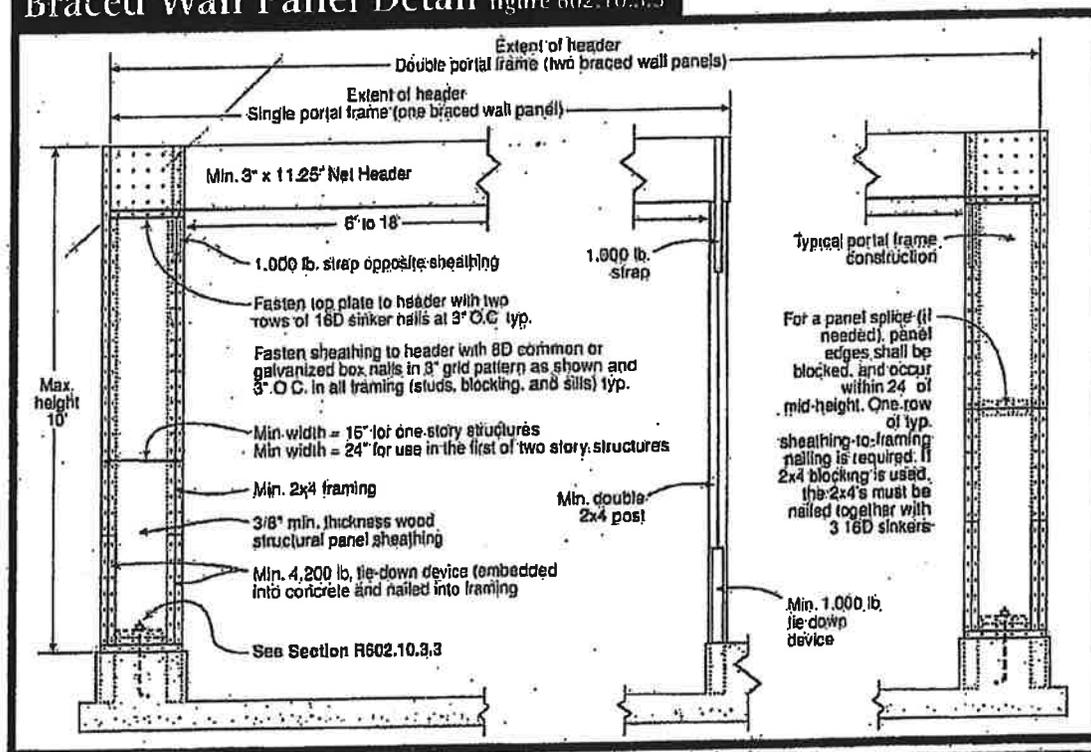
2. Indicate in the check boxes on page 3 which detail from page 4 will be used.

Note: Heated garages may require special provisions.

## Floor Plan



## Braced Wall Panel Detail figure 602.10.3.3



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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**ALLOWABLE CLEAR SPAN FOR  
CONSTRUCTION GRADE LUMBER**

<b>Member</b>	<b>Spacing</b>	<b>2x4</b>	<b>2x6</b>	<b>2x8</b>	<b>2x10</b>	<b>2x12</b>
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"

<b>Member</b>	<b>Spacing</b>	<b>2x4</b>	<b>2x6</b>	<b>2x8</b>	<b>2x10</b>	<b>2x12</b>
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"

<b>Member</b>	<b>Spacing</b>	<b>2x4</b>	<b>2x6</b>	<b>2x8</b>	<b>2x10</b>	<b>2x12</b>
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

<b>Member</b>	<b>Spacing</b>	<b>2x4</b>	<b>2x6</b>	<b>2x8</b>	<b>2x10</b>	<b>2x12</b>
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"

<b>Member</b>	<b>Spacing</b>	<b>2x4</b>	<b>2x6</b>	<b>2x8</b>	<b>2x10</b>	<b>2x12</b>
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.

## 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.