



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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Residential Plan Review Checklist

- 1) ***Completed Building, Plumbing and Mechanical Permit Applications forms (as applicable)***
- 2) ***Two Copies of Each:***
 - Site plan (as outlined in the General Site Plan Checklist)***
 - Foundation Plan***
 - Floor construction layout plan w/associated engineering required, if using a manufactured floor system***
 - Floor plan (for each floor)***
 - Roof/Ceiling construction plan***
 - Roof Truss Layout and associated engineering (required, if using manufactured roof trusses)***
 - Typical Cross Section through structure from roof through foundation***
 - Stair and Rail Detail (tread depth and riser height)***
 - Completed Energy Forms***

Minimally, the applicable Building Plan Review Fee must be paid prior to our office commencing plan review of the construction drawings. For questions regarding construction plan submittal and/or building code question, please contact the Office of Code Administration, 509-575-6126 or codes@yakimawa.gov

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



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MECHANICAL PERMIT APPLICATION Permit# _____

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			

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
 () Property Owner () Contractor

Applicant (Print or Type)

Date



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PLUMBING PERMIT APPLICATION Permit# _____

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		
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			

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Date



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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.

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)
Accessible & Usable Buildings & Facilities ICC A117.1-2009

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.

****Electrical permits are applied for/issued by Washington State Labor & Industries, 15 W Yakima Ave. 509-454-3760.***

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
- () Per Section 15.05.020.K.2 of the Urban Area Zoning Ordinance, the area around a swimming pool shall be enclosed by a protective fence not less than four (4) feet in height.

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.

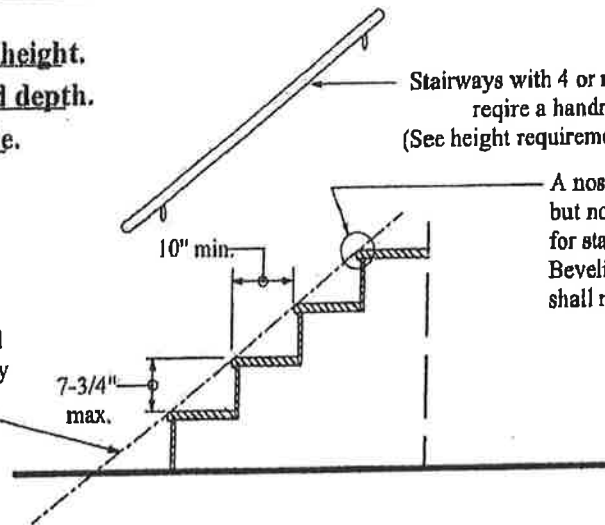
RESIDENTIAL STAIRWAYS & LANDINGS

R311.5.3.1 Stair height.

R311.5.3.2 Tread depth.

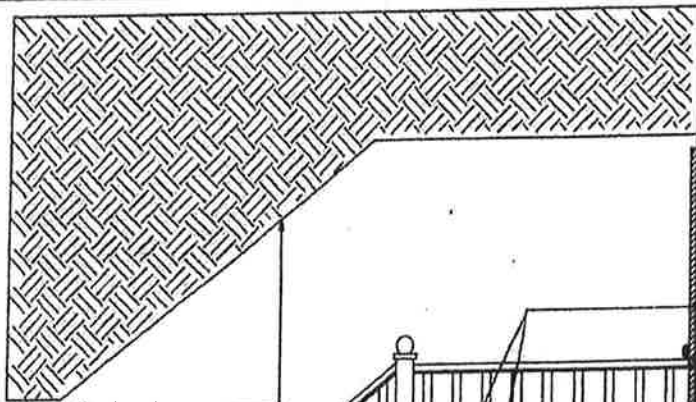
R311.5.3.3 Profile.

Greatest nosing shall not exceed the smallest nosing projection by more than 3/8".



Stairways with 4 or more risers require a handrail.
(See height requirements below)

A nosing not less than 3/4" but not more than 1-1/4"... for stairways with solid risers. Beveling of nosing shall not exceed 1/2".



Min. headroom 6'-8" vertically at stair nosing.

R312.2 Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow a passage of a sphere 4 inches or more in diameter.

R312.1 Guards required. Porches, balconies, ramps or raised floor surfaces located more than 30 inches above the floor or graded below shall have guards not less than 36 inches in height.

R312.2 Exceptions: Openings for guards on the sides of stair treads shall not allow a sphere 4-3/8" to pass through.

R311.5.3.3 Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter sphere. (Except for stairs with a total rise of 30 inches or less)

Not less than 34 inches or more than 38 inches

R312.2 Exceptions: Triangular openings formed by a riser, tread and bottom rail of a guard at the open side of the stairway are permitted to be such that sphere 6 inches cannot pass through.

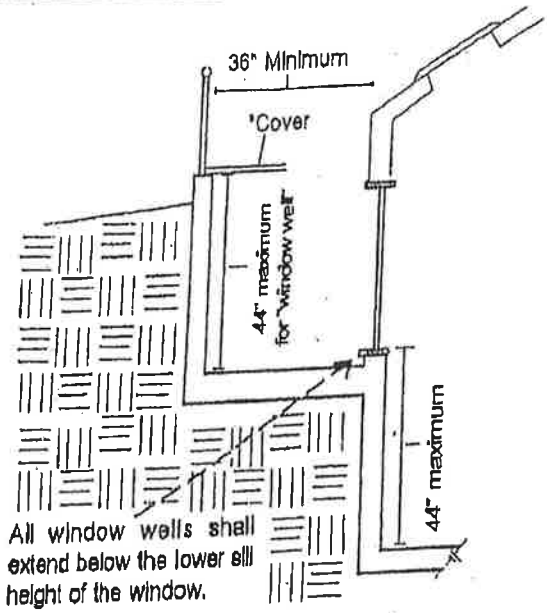
Landing min. 36"

Landing min. 36"

12' max. between floor levels

Protect enclosed accessible space under stairs with 1/2" gypsum board.

NOTE: HOPPER STYLE
WINDOWS WILL
NOT BE APPROVED.

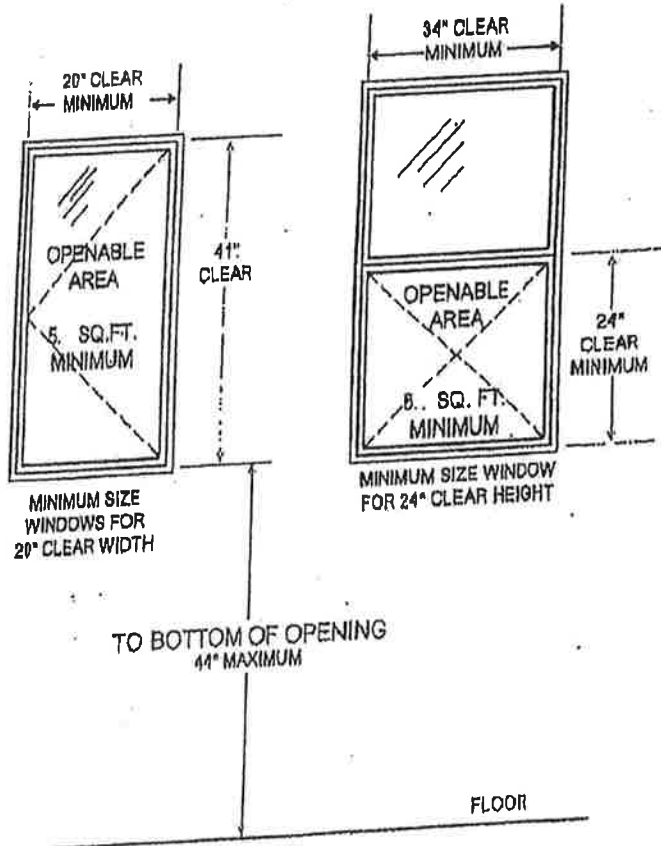


44" max. for "window well" *

* If this dimension exceeds 44":

1. An areaway with stairs at one end must be provided for emergency egress.
2. Areaway must have a guardrail.

*COVER: Bars, grilles, grates, etc. may be installed, provided the devices are equipped with approved release mechanisms, which are operable from the inside without the use of a key or special knowledge or effort and the building is equipped with smoke detectors per IRC



SLEEPING ROOM EGRESS

(Ref: IRC 310.1.1, IBC 1025.2)

ILLUSTRATIVE INTERPRETATION
BELOW GRADE BEDROOM
EGRESS WINDOW

TYPICAL ROOF DESIGN
EXAMPLE

