



COMMUNITY DEVELOPMENT DEPARTMENT

Code Administration Division

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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BUILDING PERMIT APPLICATION

Permit# _____

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 _____		IBC/IRC Occupancy Classification _____	
Carport _____ Covered Patio _____		Change of Occupancy? ___ Yes ___ No	
# of Units _____ # of Stories _____		Fire Sprinklered? ___ Yes ___ No	
# of Bedrooms _____ # of Bathrooms _____		Fire Alarm? ___ Yes ___ No	
		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: _____		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



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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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Applicant's Signature

Applicant (Print or Type)

Date



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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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**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.

Rev: 7/25/18

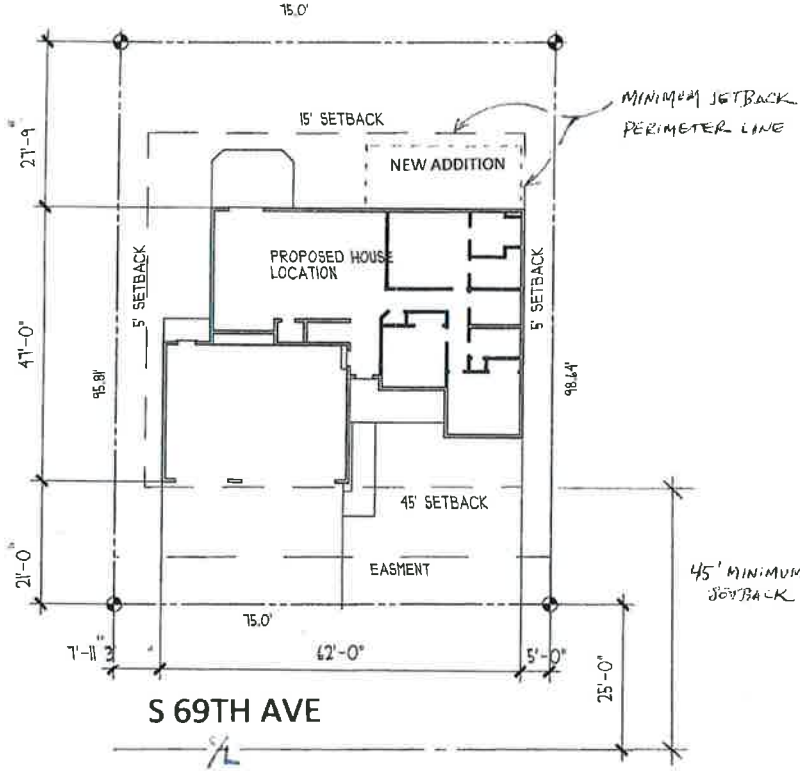


REQUIRED ATTACHMENT:

SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own medium. (computer aided is acceptable.)

SAMPLE SITE PLAN RESIDENTIAL ADDITION



SAMPLE USE ONLY

LOT COVERAGE CALCULATION

a) Footprint(s) of Existing Structure(s)	1810	SQ. FT
b) Building Addition/New Structure(s) Footprint(s)	240	SQ. FT
c) Paved Area(s) (Driveways, Walkways, patios, etc.) Total	700	SQ. FT
d) Proposed Paved Area(s)		SQ. FT
e) Total Impervious Surface (a+b+c+d = e)	2800	SQ. FT
f) Lot Size	9225	SQ. FT
g) Lot Coverage (e/f x 100 = g)	30	%

PARKING CALCULATION

(Reference Table 6-1 of the Urban Area Zoning Ordinance)

a) <u>3</u> space(s) required
b) <u>3</u> space(s) provided

LOT INFORMATION

Parcel #(s) 191018-11447
 Site Address 111 W Secret St.
 Zoning R-1
 Legal Description (brief) NE Lot 1 section Bonnie Blue Addn.

BACKGROUND INFORMATION

Applicant Name John Doe
 Site Address 111 W Secret St
 Mailing Address PO Box 000 Yakima WA 98901
 Contact Person John Doe Contact Phone: 509 901-XXXX
 Applicant Signature John Doe

MAP SCALE (Please use the given scale, however, in some circumstances a different scale may work better.)
CHECK ONE

- Preferred Scale: 1 inch on the map = 20 feet on the ground
- Custom Scale: 1 inch = 20'
- * Template tie marks are 1 inch apart

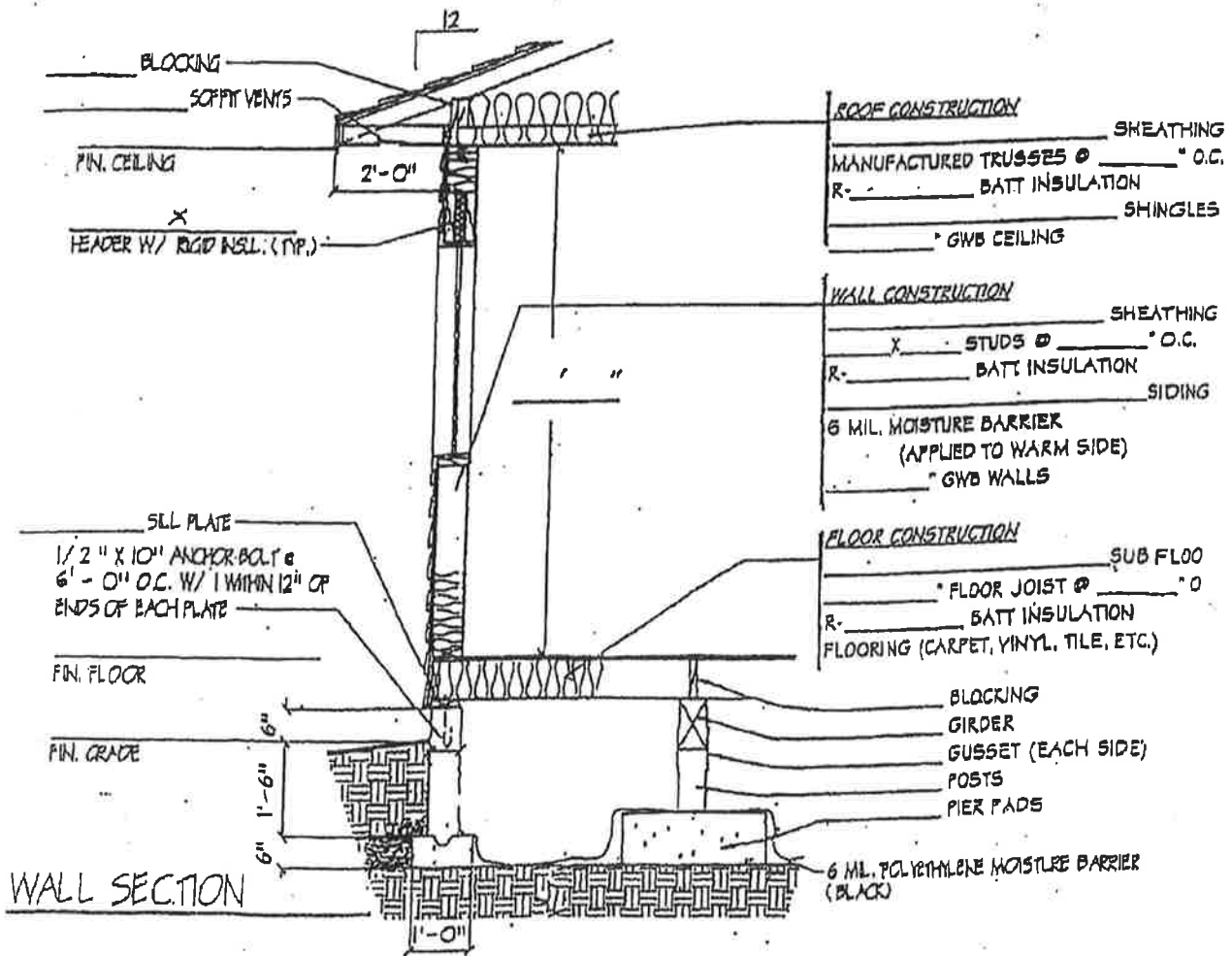
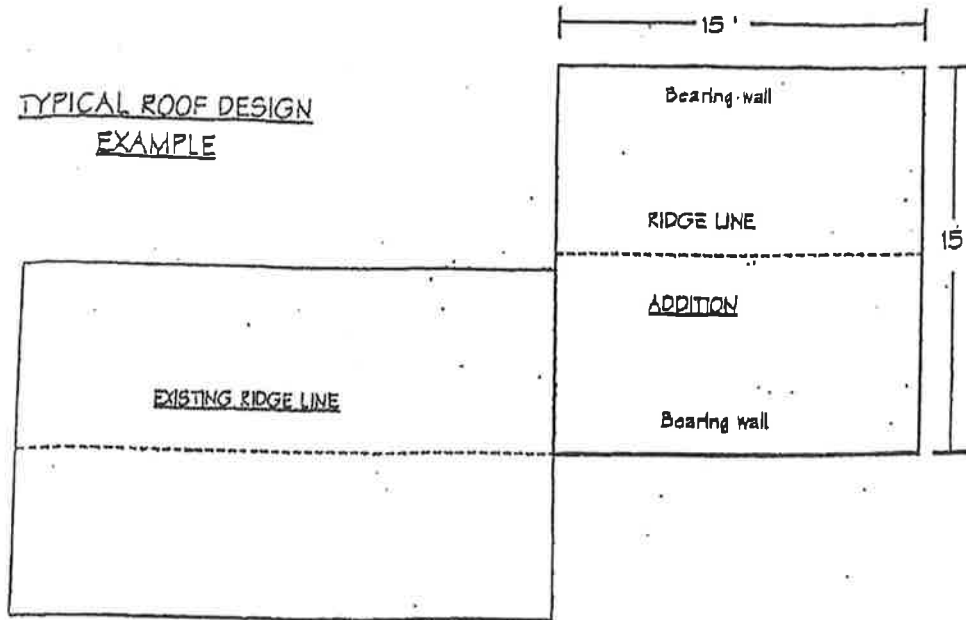
Produced by (print) John Doe
 Date: 9-1-16

NORTH
ARROW



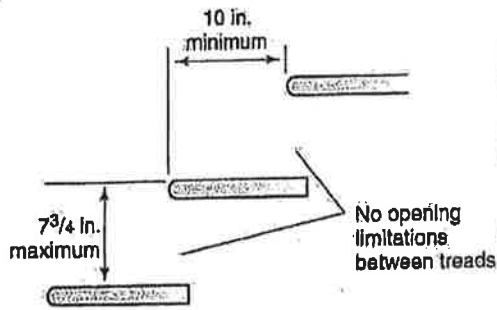
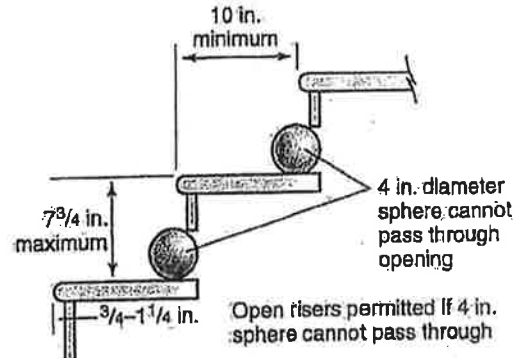
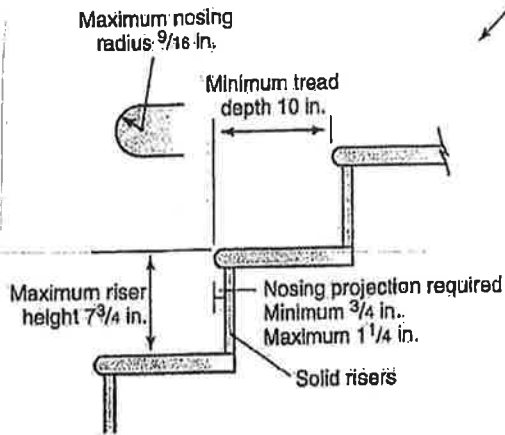
(Indicate North)

TYPICAL ROOF DESIGN
EXAMPLE

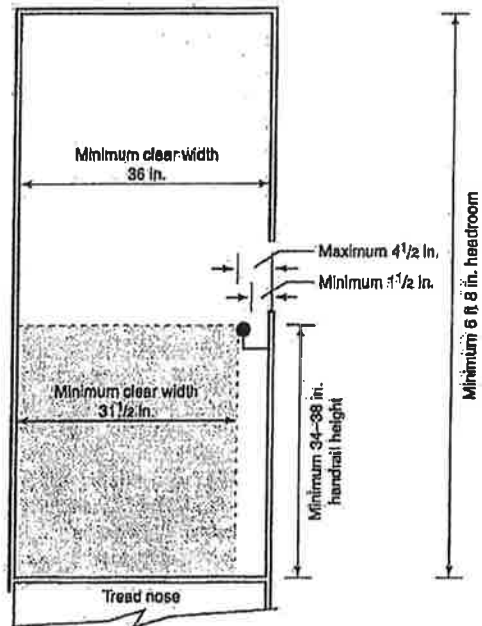
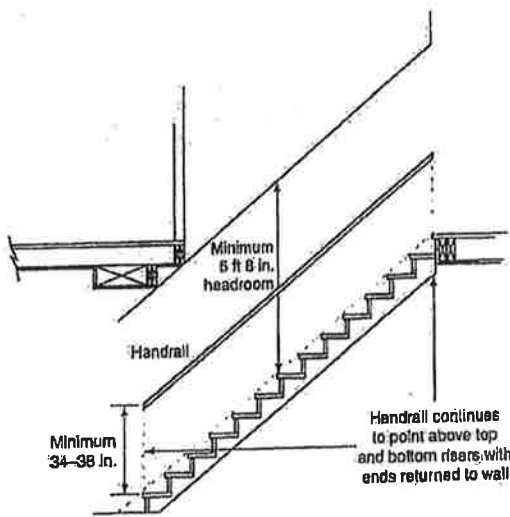
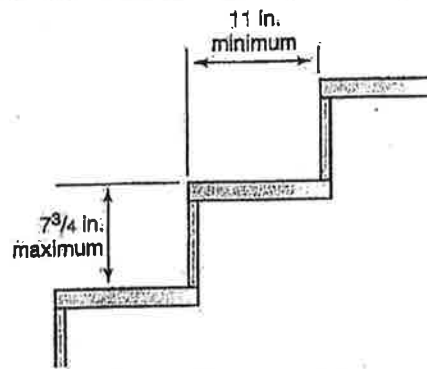


Residential Stair Illustrations

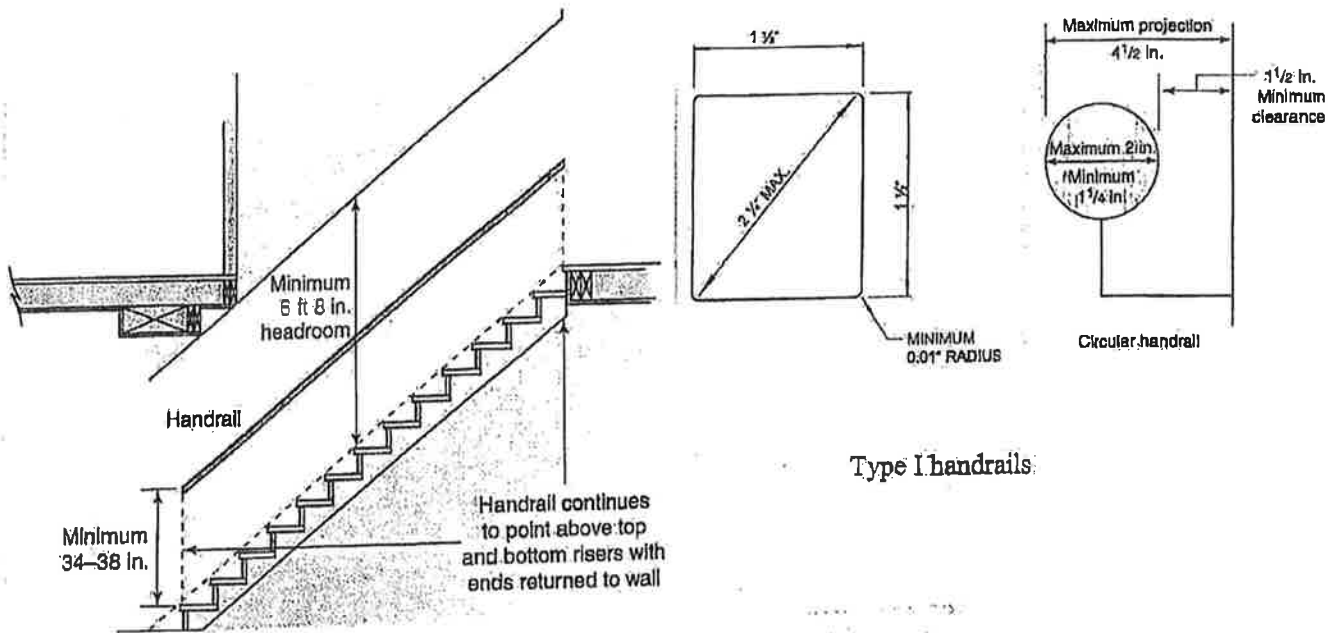
Stairways with a total rise > 30 in.



Stairs with total rise of 30 in. or less



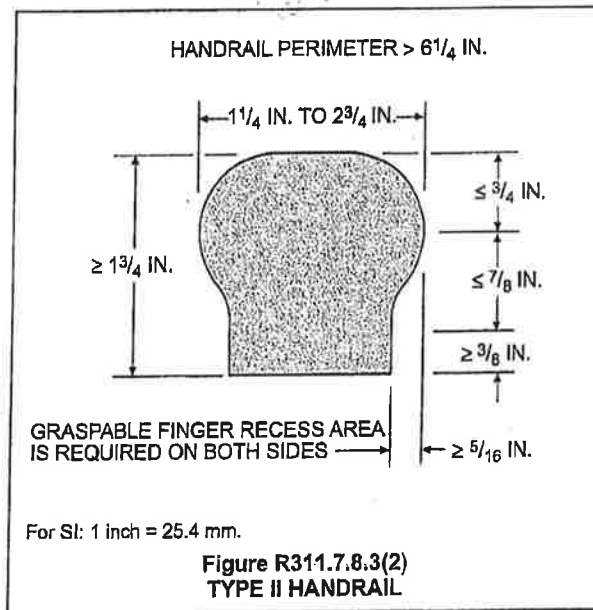
Residential Handrails



Type I handrails.

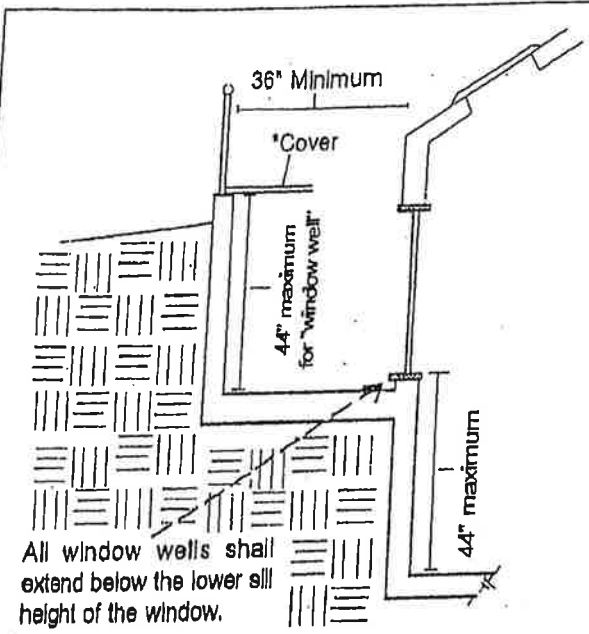
General Residential Requirements:

- Handrails required on at least one side of each continuous run of treads or flight with 4 or more risers.
- Handrail height between 34" and 38" measured vertically above tread nosing.
- Handrails must be continuous from directly above the top riser to directly above the lowest riser.
- Handrails shall terminate in newel posts or safety terminals.



Type II handrails

NOTE: HOPPER STYLE
WINDOWS WILL
NOT BE APPROVED.

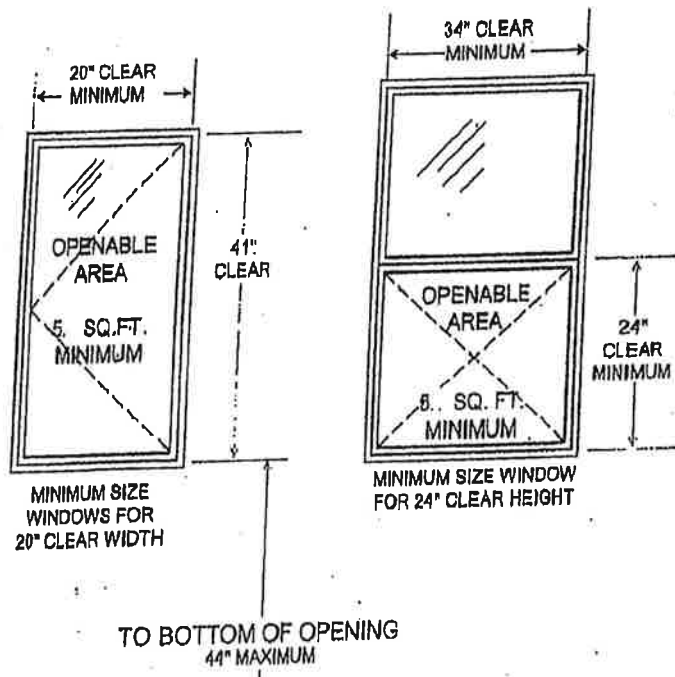


44" max. for "window well" *

* 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 openable 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
EDGRESS WINDOW