



COMMUNITY DEVELOPMENT DEPARTMENT

Code Administration Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

Phone (509) 575-6126 • Fax (509) 576-6576 Email: codes@yakimawa.gov

RESIDENTIAL GARAGE 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.



Building Permit Application

Building Permit # _____

Site Address: _____ Parcel #: _____

Primary Contact Name: _____ Phone#: _____ Email: _____

Construction Type(s): _____ IBC/IRC Occupancy Classification _____ Estimated Cost of Construction: _____

- Change of building occupancy classification? Yes No New land use designation or change of land use designation proposed? Yes No
 Will 1 acre or more be cleared or graded? Yes No Will this project create an Accessory Dwelling Unit per YMC 15.09.045? Yes No
 Is this property within the flood area? Yes No Will temporary construction trailers be utilized? Yes No

Zoning District: _____

Description of Work (if lengthy, please attach on a separate document)

Building Information

- Single-Family New Single-Family Alteration Single-Family Addition
 Multifamily New Multifamily Alteration Multifamily Addition
 Commercial New Commercial Addition New Commercial Tenant Renovation for Existing Commercial Tenant

Square Footages of NEW Construction

1st Floor _____ 2nd Floor _____ 3rd Floor _____ Basement _____ Unfinished Attic Space _____
 Garage _____ Carport _____ Covered Porch _____ Covered Patio _____
 # of stories _____ # of bathrooms _____ # of bedrooms _____ # of units (residential) _____ # of tenants (commercial) _____

- Fire Sprinkler?: Yes No City Water?: Existing New City Sewer?: Existing New
 Fire Alarm?: Yes No Well?: Existing New Septic System?: Existing New

Contact Information

Applicant Name: _____ Applicant Address: _____

Phone #: _____ Email: _____ Alt. Phone: _____

Contractor Name: _____ Contractor Address: _____

Phone #: _____ Email: _____ Contractor License #: _____

Registered Design Pro. Name: _____ Design Pro Address: _____

Phone #: _____ Email: _____ License #: _____

***If required by the International Building Code, will you be the design professional in responsible charge of this project? Yes No

Property Owner Name: _____ Owner Address: _____

Phone #: _____ Email: _____ Alt. Phone: _____

Lending Info Provided? N/A Not Provided To be provided at a later date

Lending Institution: _____ Phone #: _____ Address: _____

Declaration

I hereby certify that **(please select one)**:

- I am a **CONTRACTOR** or **SPECIALTY CONTRACTOR** currently registered and properly licensed as defined under RCW 18.27.010 and 18.27.110 and am legally qualified to perform the work sought by this permit.
 I am an **AUTHORIZED AGENT** of the property owner and all work will be done by the property owner or a properly licensed contractor or specialty contractor as defined under RCW 18.27.010 and 18.27.110 and is legally qualified to perform the work sought by this permit.
 I am **EXEMPT** from the requirements of the Contractor Registration laws, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated. I will do all of my own work or use all registered and licensed contractors and/or specialized contractors in connection with the work to be performed under the permit applied for herein.

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 understand that the granting of a permit does not authorize me in any way to violate or cancel any of the provisions of state, federal or local laws regulating the construction or performance of construction sought under this permit.

Signature

Print Name

Date



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PLUMBING PERMIT APPLICATION

Permit# _____

Job Address: _____ **Parcel Number:** _____

Project Description: _____

Estimated cost of the work to be performed (materials and labor): \$ _____

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	EXISTING QUANTITY	NEW QUANTITY
Atmospheric Breaker		
Backflow Device (RPBA or DCVA) <2"		
Backflow Device (RPBA or DCVA) >2"		
Bar Sink		
Bathtub		
Clothes Washer		
Dishwasher		
Drinking Fountain		
Floor Drain		
Hose Bib		
Kitchen Sink		
Kitchen Sink 3 Compartment		
Laundry Tray		
Lavatory (Basin)		
Miscellaneous:		

ITEM	EXISTING QUANTITY	NEW QUANTITY
Mop Sink		
Pretreatment Interceptor		
Repair/Alt. Drain/Vent Piping		
Roof Drain		
Sewage Pump		
Sewer Repair		
Shower		
Side Sewer		
Sink		
Supplemental Permits		
Urinal		
Water Closet – Tank Type		
Water Closet – Flushometer Type		
Water Heater		
Water Piping/Service		
Sampling Port		

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Signature

Print Name

Date



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MECHANICAL PERMIT APPLICATION

Permit# _____

Job Address: _____ Parcel Number: _____

Project Description: _____

Estimated cost of the work to be performed (materials and labor): \$ _____

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	QTY.
A/C Unit	
Air Handler – CFM: _____	
Commercial Incinerator	
Domestic Incinerator	
Dryer Vent	
Electric, Baseboard, or Suspended Heaters	
Evaporative Cooler	
Furnace/Heater – BTUs: _____	
Gas Boiler – BTUs: _____	
Gas Fireplace/Log/Heat Stove	
Gas Grill	
Gas Piping outlets	
Gas Range	

ITEM	QTY.
Haz Piping outlets	
Heat Pump	
Kitchen Exhaust Fan	
LP Tank/Residential <125 gal	
Miscellaneous: _____	
Non Haz Piping outlets	
Pellet Stove	
Repair/Alt./Addn. to a listed appliance: _____	
Type I/II Commercial Hood	
Vent Fan (laundry, bath)	
Vent Systems	
Wood Stove	

Declaration

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Signature

Print Name

Date

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.

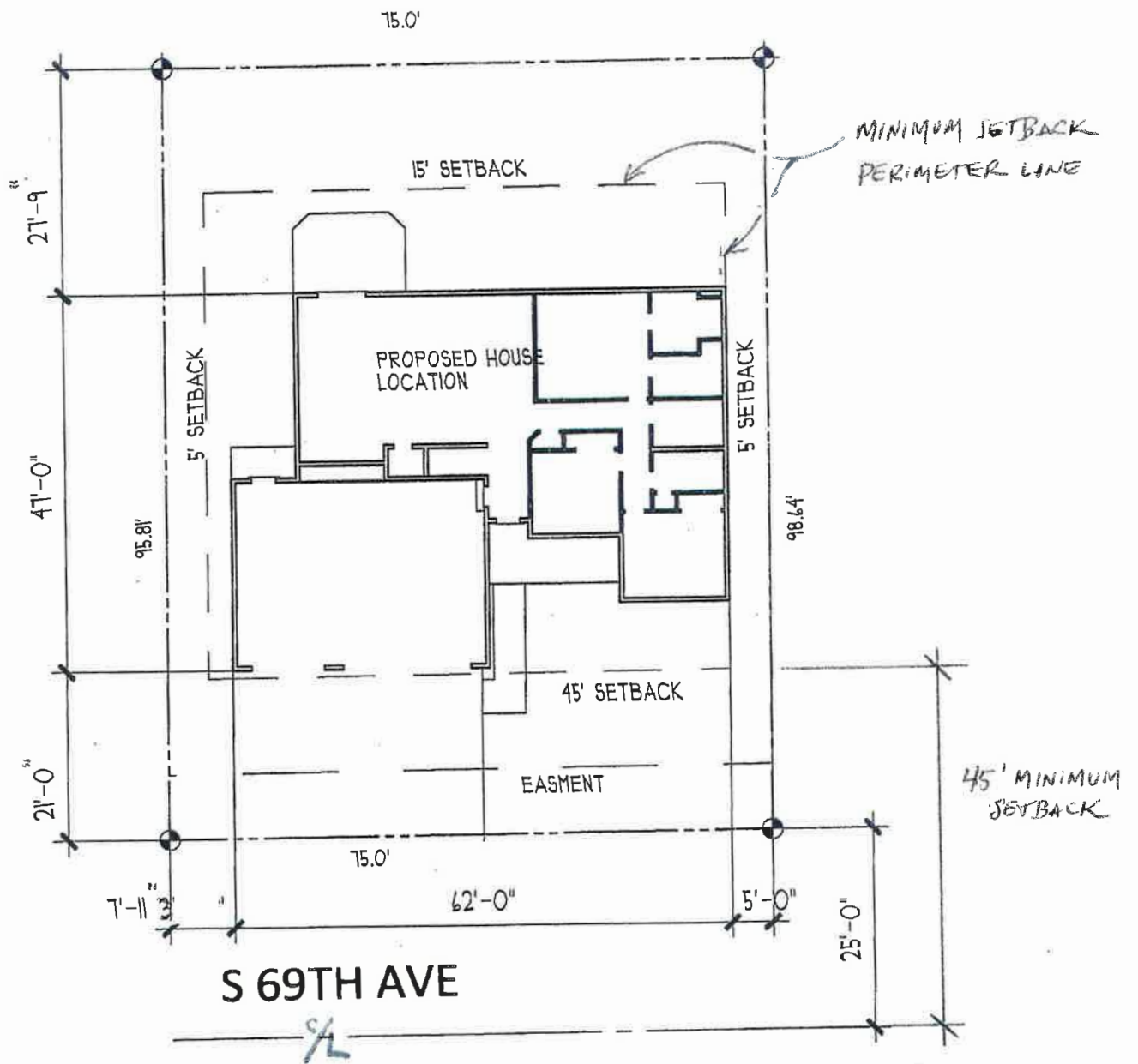
Rev: 7/25/18



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 NEW SINGLE FAMILY RESIDENCE



SAMPLE USE ONLY

LOT COVERAGE CALCULATION

a) Footprint(s) of Existing Structure(s)	7860	SQ FT
b) Building Addition/New Structure(s) Footprint(s)	700	SQ FT
c) Paved Area(s) (Driveways, Walkways, patios, etc.) Total		SQ FT
d) Proposed Paved Area(s)		SQ FT
e) Total Impervious Surface (a+b+c+d = e)	2560	SQ FT
f) Lot Size	7433	SQ FT
g) Lot Coverage (e/f x 100 = g)	34	%

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

- a) 2 space(s) required
b) 3 space(s) provided

LOT INFORMATION

Parcel #(s) 191618-44493
 Site Address 129 N 2nd St.
 Zoning R-1
 Legal Description (brief) NE 1/4 Lot 2 Section Bonny Blue Addn

BACKGROUND INFORMATION

Applicant Name John Doe
 Site Address 129 N 2nd St.
 Mailing Address PO Box 800 Yakima WA 98901
 Contact Person John Doe Contact Phone: 509 9161-XXX
 Applicant Signature John Doe

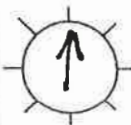
MAP SCALE (Please use the given scale, however, in some circumstances a different scale may work better.)

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)

Design Criteria

Current Codes*:

- 2021 Washington State Building Code
- 2021 Washington State Residential Code
- 2021 Washington State Existing Building Code
- 2021 Washington State Fire Code
- 2021 Washington State Mechanical Code
- 2021 Washington State Fuel Gas Code
- 2021 Uniform Plumbing Code
- 2021 Washington State Commercial Energy Code
- 2021 Washington State Residential Energy Code
- 2021 Washington State Pool and Spa Code
- Accessible & Usable Buildings & Facilities ICC A117.1-2009

**In addition, see the Yakima Municipal Code for any amendments to the codes listed above*

Wind Speed=

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

Commercial=Reference ASCE 7-16 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 (2018 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 = 20 psf for elevations 1,166 ft or under; 25 psf for elevations about 1,166 ft

Weathering = Severe

Termite Damage = Slight to Moderate

Winter Design Temperature = 11 deg.

Ice Barrier Underlayment Required = Yes

Flood Hazards = View current Flood Insurance Rate Map: <https://msc.fema.gov/portal/home>

Air Freezing Index = 1011

Mean Annual Temperature = 49.7 deg.

Electrical permits are applied for/issued by Washington State Labor & Industries: 509-454-3760.



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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.

Single Family Residential One Story Detached Garage

Directions

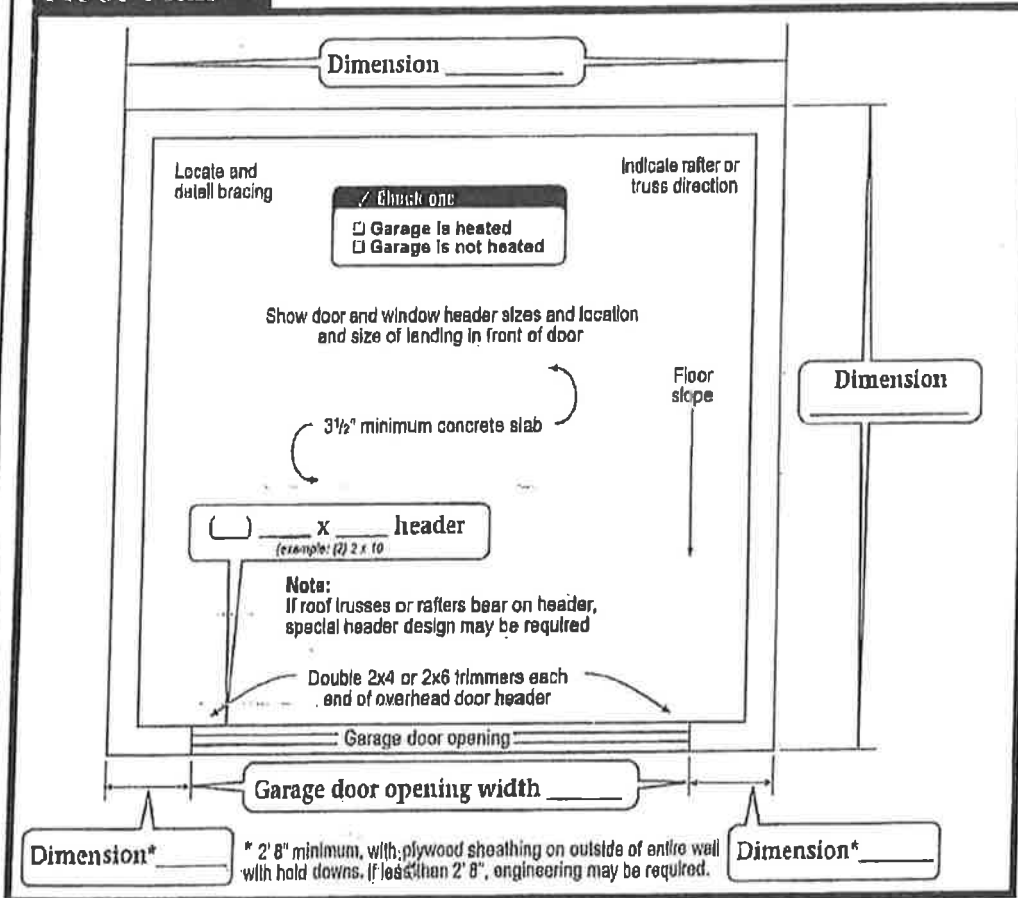
1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

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



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.

Truss or 2x _____ rafters spaced _____" O.C.
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)

Sheathing _____
(example: 1/2" exterior plywood)

Minimum 1x _____ ridge board
(example: 1 x 12)

Roof covering _____
(example: Class A 3 tab shingles)

Underlayment _____
(example: 1 layer 15M felt)

12
pitch | _____

Building Section

Provide roof tie downs
Solid 2x blocking between rafters
that are 2x12 or greater

Ceiling Insulation _____
(if heated - example: R-38)

2x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x _____ top plate
(example: 2 x 8)

Span

Span _____
(example: 23' 6")

Note: Pre-engineered roof trusses
with rafter clips may be used in lieu of
roof structure shown.

Ceiling height _____
(example: 8')

Diagonal wind bracing or braced wall panels
@ corners and each 25' of wall.

Siding _____
(example: lap or T-111)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ studs @ _____ O.C.
(example: 2 x 6 @ 24" O.C.)

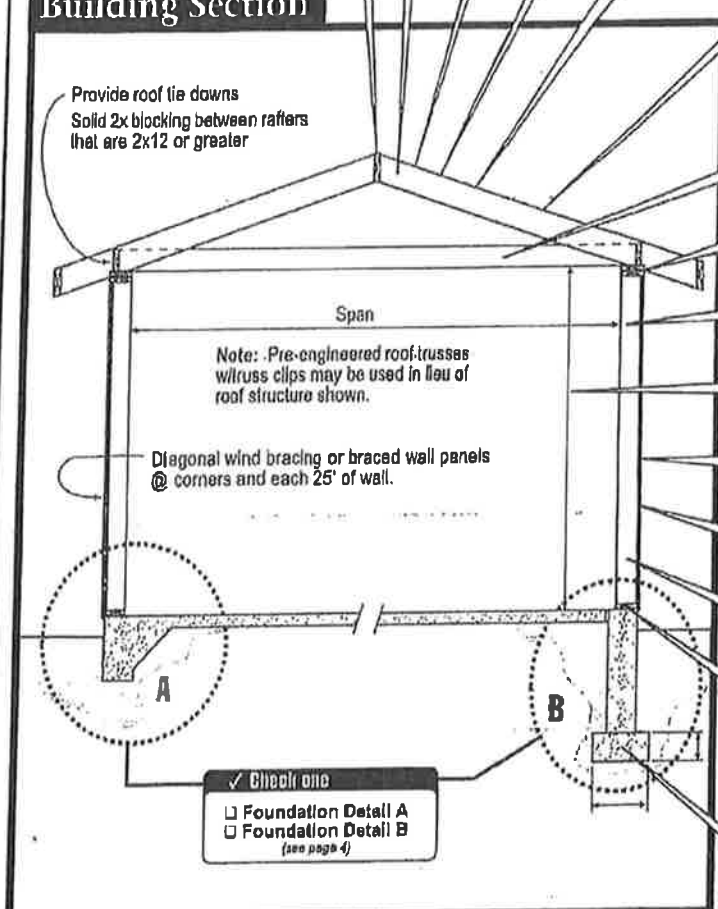
Cont. 2x _____ sill plate
(example: 2 x 6)

Wall Insulation _____
(if heated - example: R-19 Fiberglass Batts)

Footing size _____ x _____
(example: 8" x 16")

Check one

- Foundation Detail A
 - Foundation Detail B
- (see page 4)



Braced Wall Panel Detail Figure 602.10.3.3

