

COMMUNITY DEVELOPMENT DEPARTMENT

Joan Davenport, AICP, Director

Code Administration Division

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

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

**RESIDENTIAL
PATIO COVER
- OR -
CARPORT
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.



Community Development Department
Code Administration Division
 129 N 2nd Street, 2nd Floor, Yakima, WA 98901
 Phone: (509) 575-6126 * Fax: (509) 576-6576
 codes@yakimawa.gov * www.buildingyakima.com

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 Occupancy? Yes No Is this an Accessory Dwelling Unit per YMC 15.09.045? Yes No

Will 1 acre or more be cleared or graded? Yes No Will temporary construction trailers be utilized? Yes No

Is property within the flood area? Yes No

Description of Work

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 Patio _____ Covered Porch _____

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 #: _____

Architect Name: _____ Architect Address: _____

Phone #: _____ Email: _____ Architect License #: _____

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: _____

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, federal or **local laws** regulating the construction or performance of construction sought under this permit.

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

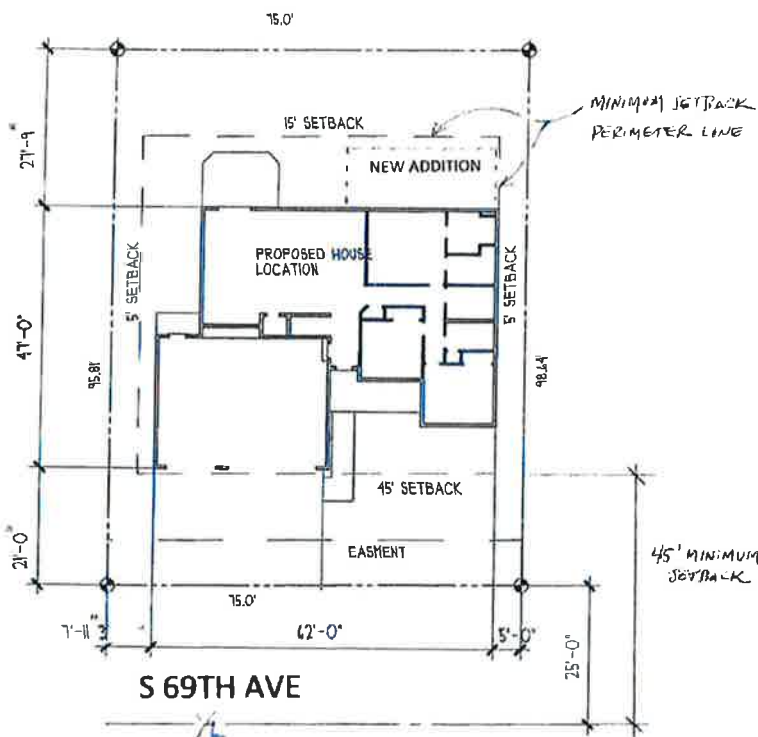


REQUIRED ATTACHMENT:

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 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	7425	SQ FT
g) Lot Coverage (e/f x 100 = g)	36%	

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) 191618-11447
 Site Address 711 W Secret St.
 Zoning R-1
 Legal Description (brief) NE Lot 1 section Bonnie Blue Addn.

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)

BACKGROUND INFORMATION

Applicant Name John Doe
 Site Address 711 W Secret St
 Mailing Address PO Box 000 Yakima WA 98901
 Contact Person John Doe Contact Phone: 509 561-XXXX
 Applicant Signature John Doe

Design Criteria

Current Codes:

2018 International Building Code (IBC)
2018 International Fire Code (IFC)
2018 International Residential Code (IRC)
2018 International Existing Building Code (IEBC)
2018 International Mechanical Code (IMC)
2018 International Fuel Gas Code (IFGC)
2018 Uniform Plumbing Code (UPC)
2018 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 (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 = 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.***



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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"

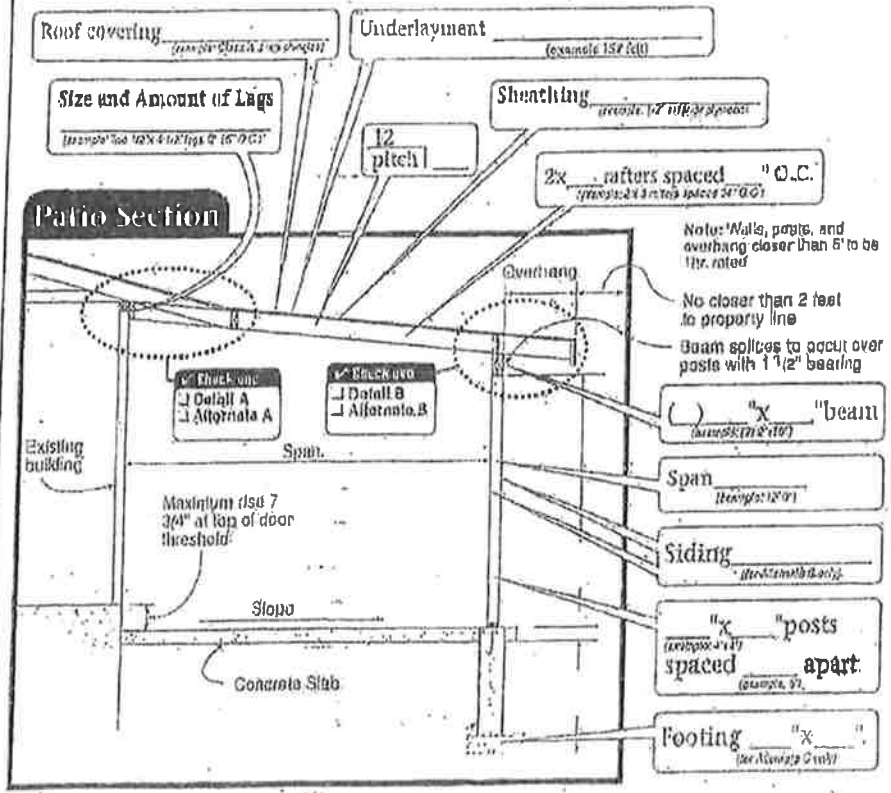
The above dimensions are figured using #2 and better Douglas Fir only. If any other type or grade lumber is used, contact the Office of Code Administration at 509-575-6126 for the allowable span.

Single Family Residential Patio Covers & Carports

Directions

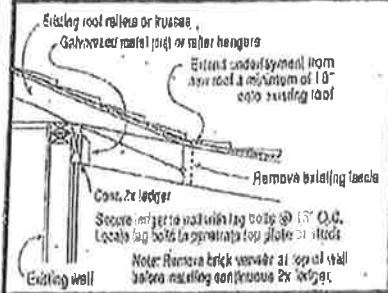
Address: _____

- Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.
- Indicate in the check boxes which details from page 2 will be used. Please note if any of the sides of your carport addition are closer than 5'-0" to the property line, that side of the carport must be enclosed with a solid 1 hour fire rated wall as shown in Alternate Detail B. You must however, keep at least two sides of the carport open to conform to the building code requirements. Zoning approval is required.
- Roofing to be installed per manufacturer's instructions, (including low slope application and required inspections made).

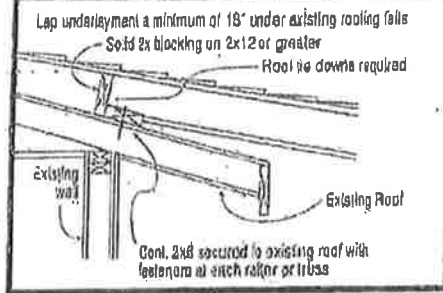


Single Family Residential Patio Covers & Carports

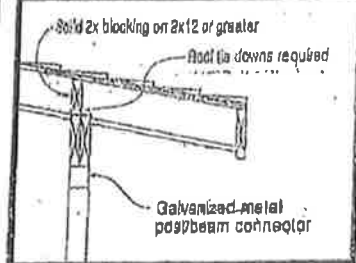
Detail A



Alternate Detail A



Detail B



Alternate Detail B - Flashed Wall

