

GRANT COUNTY BUILDING DEPARTMENT RESIDENTIAL PLAN REQUIREMENTS CHECKLIST

SUBMIT THIS CHECKLIST WITH COMPLETE PLANS AND ALL REQUIRED ATTACHMENTS.

Initial each line below in the right side "Applicant" column to indicate inclusion on your plans or in your plan package. If the line item does not apply to your project, indicate so by writing N/A on that line.

Staff Only/ Applicant

- ____/____ **Plans/Drafting** - One Set of Plans minimum size 36"x24" (Section I. Page 4)
- ____/____ **Elevation Views** - Including all dimensions of height (Section II. Page 4)
- ____/____ **Foundation Plan** - (Section III. Page 4)
- ____/____ **Floor Plan(s)** - Showing all details listed (Section IV. Page 5)
- ____/____ **Floor-Framing Plan** - for each floor. If using I-joists, see required attachment below. (Section V. Page 5)
- ____/____ **Cross-section(s)** - Show details of construction from foundation to roof. (Section VII. Page 6)
- ____/____ **Roof Plan** - Overview (Section X. Page 8)
- ____/____ **Roof Framing Plan** - (Section XI. Page 8)
- ____/____ **Decks and Roof Covers** - (Section XII. Page 9)
- ____/____ **Type of Heating System** - Initial below next to the type of system you will be installing.
____ HVAC ____ Mini-Split Heat Pump ____ Radiant Floor ____ Resistance (Wall, Baseboard)
- ____/____ **Fuel-Fired Appliances** - ____ LPG ____ Natural Gas ____ Fuel Oil; Initial all that apply below.
____ Fireplace ____ Range ____ HWT ____ Furnace ____ Dryer ____ Other
____ Above Ground LPG Tank ____ Below Ground LPG Tank; Tank size: ____ gal.
- ____/____ **Whole House Ventilation** - Initial your choice of IRC options below (Section IX. Page 8)
____ Option 1507.3.4, ____ Option 1507.3.5, ____ Option 1507.3.6, ____ Option 1507.3.7

Additional Attachments - as applicable, to be submitted with building plans.

- ____/____ **Energy Code Worksheet** - Choose required Energy Credit Options (Section VIII. Page 7)
- ____/____ **Beam Specifications** - Engineering Design Sheets for each manufactured beam (Section IV. Page 5)
- ____/____ **I-Joist Floor Framing Plan** from I-joist manufacturer. **Same size as home plan pages** (Section V. Pg. 6)
- ____/____ **Truss Layout** and Truss Design Spec Sheets for each individual truss (Section XI. Pg. 8)
- ____/____ **Engineer's Structural Calculations**, if applicable

Explanations of each line item of this checklist are detailed in the following pages. If you do not understand what is required, call the Grant County Building Department for clarification.

SUBMIT THIS CHECKLIST WITH YOUR PLANS.

As stated on reverse, this checklist will be compared to your plans package for completeness in a Counter Review. Permit applications will not be accepted until plans are deemed complete in the Counter Review. The acceptance of your plans for application does not ensure their compliance until the full plan review has been completed. Your signature below indicates you have read this entire handout, you understand these plan requirements, and you understand your responsibilities for providing complete and accurate information. If corrections are noted during the Counter Review, they will be listed on reverse side of this checklist.

Applicant/Agent Name Printed _____

Applicant/Agent Signature _____ Date _____

GRANT COUNTY BUILDING DEPARTMENT RESIDENTIAL PLAN REQUIREMENTS

(509) 754-2011

READ THIS ENTIRE HANDOUT

Plans MUST meet all generally accepted architectural drafting practices, formats and conventions to present a complete, legible set of working drawings that are to scale, and include all information required by this document.

- - GENERAL REQUIREMENTS - -

- The contact information (name, address and phone number) of the individual or company who drafted the plans must be labeled on each page of the plans.
- Submitted plans MUST reflect the proposed project EXACTLY as it will be built, and the permit will be issued only for what is on the approved set of plans. Plans showing variations in structural design or optional construction details will not be accepted, with the exception of the under-floor framing options allowed by Section III. on Page 5 of these requirements.
- Submitted plans must be printed with **indelible ink**.
- Altered plans or attached addendums to plans will not be accepted. Changes or corrections, including engineering details, made to the plans shall be made in the same media as the original plans. Pencil or pen alterations will not be accepted.
- Plans will not be accepted if they appear to violate copyright protections. Plans purchased for reproduction must be accompanied by documentation of rights to reproduce. Vellums will not be accepted.
- Mirror image plans or reversed plans will not be accepted. Reversing the layout of the home in the field after permit issuance will not be allowed. Any deviation from the approved set of plans in the field may require submittal of a new application which will be processed according to the same procedures and timelines identified herein, and may include additional fees.
- Plans are not generally required to be designed by an architect or engineer; but if they are, the required plans shall have the original signed wet stamp on each page. Structural changes made to a stamped plan can only be done with the approval of the individual whose name is on the stamp; including roof truss design and I-joint floor framing plans.
- **PLAN AHEAD:** Permit applications will only be accepted when the plans are deemed complete as per this document during a Counter Review. If your plans are not complete, the application will not be accepted.

HOMEOWNERS:

If you are preparing your own plans:

- If you cannot prepare complete plans according to the requirements detailed within, have your plans prepared by a design professional, an architect or an engineer.
- Plans purchased online or from a catalog, magazine or other form of media will not be accepted UNLESS they are labeled on the cover sheet to be in compliance with the current International Residential Code for our geographical area's specific design criteria. (See Design Criteria Handout attached.) Changes made to such plans shall be made by the original designer listed on the cover page.
- Persons in this office CANNOT prepare your plans or design any part of your project.

If you are acting as your own Builder:

- You are expected to be fully aware of the scope of your project, and familiar with its construction as well as ALL requirements of the Washington State Building Code.
- You should be aware of the legal responsibilities and liabilities of being your own Builder.
- You may wish to consider a Licensed General Contractor to facilitate your construction.

INITIAL CORRESPONDING ITEMS ON CHECKLIST WHEN COMPLETE ON PLANS

I. Plans / Drafting

- a. Floor, Foundation, and Framing Plans, and Building Sectional drawings must be 1/4" scale. Structures larger than 80'0" can be reduced to 3/16" or 1/8" scale. Detail drawings shall be 1/2" scale or larger. Scale shall be consistent from page to page.
- b. Plans must be legible and details sized large enough to read easily.
- c. Minimum plan page size of 36"x 24". Maximum size of 42"x 30". No single line wall drawings.
- d. All pages of plans must be the same size, including I-joist floor-framing plan pages.
- e. Vellums and original pencil or pen drawings will not be accepted. Provide copies.
- f. All submitted plans shall be printed with **indelible ink**.
- g. Plans must be organized and neatly stapled, with staples to the left side of the plans when reading upright (text reading left to right) or plans will be returned.
- h. Plans must show the overall dimensions of the building, and the dimensions of every wall line and every opening in the wall line.
- i. Provide a "North" arrow on all "plan" pages.

II. Elevations

- a. Show an elevation view of each side of the structure, **including projected topographical contours**. Show exterior dimensions for all heights of all walls, floor lines and roof lines, including garages and other accessory structures such as decks and roof covers. Show the overall height of the highest point of the structure.

III. Foundation plan

- a. Show on the foundation plan, and by cross-sectional detail drawings all details of the chosen method of foundation construction. The details shall include; the footing, stem wall, basement wall and retaining wall sizes, reinforcement, anchorage, crawlspace ventilation and access.
- b. All load paths shall be followed from roof to foundation. Show all footings and piers for point load and post locations. Piers and spread footings must be sized to account for all loads, uplift and frost protection.
- c. Label concrete slab floors and locations of all thickened concrete footings. Show details of slab and footing thicknesses, reinforcement, and under-slab prep in cross-sectional drawings.
- d. **Under-floor Framing** - Show the chosen construction method of under-floor framing, if applicable, on the foundation plan, including all dimensions, spans and spacing. Show details of the chosen method in cross-sectional drawings.
 1. Post and Beam Method – Show concrete pier size (min. 18"x8") and spacing; post size, grade and species; beam size, grade and species; and all connections, hardware and fasteners.
 2. Pony-Wall Method – Show continuous footing size (min. 12"x6"), reinforcement and plate anchorage; wall stud size and spacing; double or single top plates; and all fasteners.
 3. **Allowed Optional Detail** – The submitted plans may show one method of under-floor framing on the foundation plan page and in a cross-sectional drawing, and the other method in another cross-sectional drawing as an "Optional" or "Alternate" allowed construction method. Regardless which method is constructed, the under-floor framing layout shall remain the same. All required details of each method must be provided.
 4. ***NOTE** - The Post and Beam Method cannot be used on a continuous footing unless the entire footing is sized for the load at each post (min. 18"x8").
- e. The foundation plan **shall not** be used as the basement floor plan or the floor framing plan. The foundation plan may denote floor joist size and spacing in reference to the floor-framing plan, but only if these details do not crowd the foundation plan.
- f. **ICF's (Insulated Concrete Forms)** - Foundation plans and cross-sections must show all details of the use of ICF's including: specify the style (waffle grid, screen grid or flat), wall thickness; reinforcement schedules - including openings and lintels; plate anchorage; interior wall anchorage; ledger connections; and joist connections as per IRC.

- g. Foundation wall heights and exterior grade elevations (unbalanced backfill height) must be prominently labeled on the plans in order to determine compliance with concrete reinforcement schedules.
- IV. **Floor plan(s) - DO NOT CROWD THE FLOOR PLANS** with electrical, lighting, furniture, finish trim, and finish floor details. If you wish to include these items, provide them on separate pages.
- a. Provide a complete floor plan of each floor including basements and bonus rooms.
1. Label the use of each room.
 2. List total square footage of: all habitable living areas; garages; storage areas; covered and non-covered decks, patios, porches and balconies. Total area is calculated to outside of exterior walls (building footprint), including basements and bonus rooms.
 3. Show location and size of all doors and windows. Show all dimensions between all doors and windows and to all corners.
 4. Show location of required smoke and carbon monoxide alarms as per 2012 IRC.
 5. Show location of all plumbing fixtures, including water heaters.
 6. Show location(s) of heating system(s) and indicate type of heat/system.
 7. Show location of all kitchen and laundry appliances; and all fireplaces and stoves.
 8. Indicate all kitchen, laundry, and mechanical (HVAC, water heaters) appliances and fireplaces and stoves that are fuel-fired (LPG, NG or fuel oil).
 9. **Unfinished Space** - Portions of the home that will remain unfinished shall be labeled on the plans as such. Unfinished spaces shall be non-conditioned and shall be thermally separated from the rest of the home by the insulation envelope, as applicable, including adjoining doors. Permits for the home will be issued with this space categorized as an unfinished portion of the R-3 occupancy and it will be noted that finishing the space after issuance of the permit for the home will require a separate permit.
Note: All conditioned spaces shown on the approved plans are required to be fully finished before final inspection will be approved and occupancy of the home will be granted.
- b. Construction Details
1. Label on the plans, all point loads detailing the size and amount of studs or posts bearing the load.
 2. Show all window and door **header** sizes. Headers spanning 6'0" or less and carrying no point loads can show typical size, species and grade in notes or cross sections. Headers greater than 6'0" or carrying a point load must show size, species and grade on the floor and/or roof plans.
 3. Show all **beam** sizes, species and grade on floor plans, floor-framing plans and/or roof plans. Beams must be sized to carry proposed loads. Provide beam specs for all manufactured beam (glu-lams, LVL's, etc.) and every beam carrying a point load. Beam spec sheets must specify beam location on the plans and/or have reference tags to the plans.
 4. Show the location and size of all posts on the plans.
 5. Hardware: All special hardware must be listed/shown on the plans and must be sized as per the manufacturer (Simpson, Mitek, etc.). Hardware includes, but is not limited to, connections at; post/pier, post/beam, beam/joist, beam/rafter, beam/truss, plate/rafter, plate/truss, joist/truss and truss/truss.
- c. Stairs and Landings
1. Show stairwell layout and landing locations. Show details of code compliance in cross-sectional detail drawings - Section VII.e.
- d. Exterior Decks, Patios and Roof Covers
1. Identify all decks, concrete patios and roof covers on the plans, and include all dimensions for each.
 2. Show details of deck, and roof cover construction on the foundation, floor and roof plans as per Section XII.
 3. See Section VII.f. about required cross-sectional detail drawings.

V. Floor framing

a. Nominal Lumber Joist Method

The use of nominal lumber floor joists, such as 2 x 12's, requires a comprehensive floor-framing plan for each floor. The plan shall show every joist to be installed with overlap or joint connections. The plan shall include details of: under-floor framing, floor beams, point loads, beam pockets,

bearing walls below, multiple joists carrying bearing walls above, openings in floor - such as stairwells and crawlspace access, multiple joists at openings, cantilevers, hangers, and blocking. The plan shall show size, span, spacing, species and lumber grade of floor joists and beams.

- b. I-joist Method
 - 1. I-joist floor-framing plans shall be provided from the I-joist manufacturer and show all details specific to that manufacturer for: floor beams, floor joists, point loads, multiple joists carrying bearing walls above, openings in floors, multiple joists at openings, hardware, blocking, lateral bracing, and cantilevers. See Section IV.b.3 for beam requirements.
 - 2. I-joist Software: I-joist floor-framing plans provided for review shall be prepared by a designer certified in the use of the manufacturer's design software, or shall be designed and wet-stamped by an architect or engineer.
- c. Floor Truss Method - See Section XI.b for roof trusses. Same requirements apply.
- d. The floor-framing plan page shall be the **same size as the home plan pages - 36"x 24" min.**

VI. Wall Construction

- a. Plans shall show all details of the chosen method of wall construction. Show materials used, wall thickness, interior and exterior finishes, insulation, anchors and fasteners.
- b. Wood and Steel framing - Shall comply with IRC Sections 602 and 603 respectively.
- c. Masonry - Shall comply with IRC Sections 606 and 607. Cross-sectional drawings shall detail the masonry unit style and size, reinforcement - including openings and lintels, anchorages, plate connections, insulation, and interior and exterior finishes.
- d. Concrete and ICF's - Shall comply with IRC Section 608. Cross reference use of above-ground concrete walls with IRC Section 404.1.3.2.1. Cross-sectional drawings shall detail: the ICF style (waffle grid, screen grid, flat) if applicable; wall thickness; reinforcement - including openings and lintels; anchorages; plate and ledger connections; insulation; and interior and exterior finishes.
 - 1. Provide an ICC-ES Report or equivalent approved testing to show the ICF's installed meet the requirements of the 2015 Washington State Energy Code.
 - 2. See IRC 608.2 for applicability limits on the use of concrete as exterior above-grade walls.
- e. Structural Insulated Panels (SIP) - Shall comply with IRC Section 610. Cross-sectional drawings shall detail the SIP style, wall thickness, spline connections, corner fastening, plate connections, interior and exterior finishes.
 - 1. Provide an ICC-ES Report or similar approved testing to show the SIP's installed meet the requirements of the 2015 Washington State Energy Code.
 - 2. See IRC 610.2 for applicability limits on the use of SIP's as exterior above-grade walls.

VII. Building Sections and Cross-Sectional Detail Drawings

- a. The plans shall include at least one building section drawing of the home, to scale, and shall provide all views of the construction not readily visible on floor or framing plans.
- b. Cross-sectional detail drawings shall be provided showing typical construction from the roof to the footings. They shall detail the code compliant methods and materials used for the construction of the foundation, floors, walls, roof structure, insulation, interior finish, exterior finish, roofing and ventilation.
- c. Cross-sectional detail drawings shall be provided for all specific structural details not readily visible on the foundation, floor or roof plans.
- d. Cross-sectional detail drawings shall be to a minimum 1/2" scale and larger.
- e. Cross sectional detail drawings shall be provided for stairs and landings. Show all details of stairs including: width, rise and run, treads and risers, head height, profiles, landings, handrails, guardrails and openings as per 2015 IRC 311 & 312.
- f. Cross-sectional detail drawings shall be provided for decks, patio and roof cover construction as per Section XII., including deck ledger fastening.
- g. Cross-sections shall be specific to your plan and shall include details, as applicable, for: foundation, concrete reinforcement and anchorage, framing (including stud and plate sizes of interior and exterior walls), hardware, insulation, weather protection, interior and exterior finishes, ventilation, ground clearance, frost protection and types of materials.

VIII. Insulation / 2015 Washington State Energy Code (WSEC)

Plans will not be accepted for submittal if they do not include all Energy Code information in this section.

- a. Refer to the WSU Extension Energy Program website at <http://www.energy.wsu.edu/code/> for further information about compliance with the requirements in this section.
- b. **The submitted plans shall comply with the 2015 WSEC by one of two methods:**
 1. **Prescriptive** – Complete and provide the Prescriptive worksheet showing compliance by the Prescriptive Option of Table R402.1.1 and by developing the required energy credits of Table R406.2. Provide a glazing schedule worksheet if using weighted average for glazing U-Values. The glazing schedule is not required if all glazing will comply with the required maximum prescriptive U-Value.
 2. **Total UA Alternative** – Provide the Component Performance worksheet from the website showing compliance by the Performance Total UA Alternative Approach of WSEC Section R402.1.4 and by developing the required energy credits of Table R406.2.
- c. Each dwelling unit in one- and two-family dwellings shall comply with all provisions of WSEC Section 406 *and* develop **energy credits** as per Section R406.2 and Table 406.2. Your choice of energy credits must be shown on the submitted worksheet.
- d. The “Ceiling” column of Prescriptive Table R402.1.1 (below) allows a choice of installing R-49 insulation with standard roof framing, or R-38 with advanced framing techniques. The roof truss spec sheets and home plan cross-sections must match your choice.
- e. The 2015 WSEC requires blower door tests and duct leakage tests be conducted, and a Residential Energy Compliance Certificate (RECC) and Duct Leakage Affidavit (DLA) be permanently posted on or within three feet of the electrical distribution panel before final inspection will be approved.

**TABLE R402.1.1
PRESCRIPTIVE REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL^a
CLIMATE ZONE 5**

Glazing Area: % of Floor	Fenestration U-Factor ^b	Skylight ^b U-Factor	Ceiling ^k	Wood Frame Wall ^{gmn}	Mass Wall ⁱ	Floor	Below Grade Wall ^{cm}	Slab ^d on Grade & Depth
Unlimited	0.30	0.50	R-49 or R-38 Adv	R-21 Int	R-21/R-21 ^h	R-30	R-10/R-15/ R-21 Int + TB	R-10 2'-0"

Adv = Advanced Framing, Int = Intermediate Framing, ci = continuous insulation

- a. R-Values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-Value of the insulation from Appendix Table A101.4 shall not be less than the R-Value specified in the table.
- b. The fenestration U-Factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- c. "10/15/21.+TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21.+TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. "TB" means thermal break between floor slab and basement wall.
- d. R-10 continuous insulation is required under heated slab on grade floors. See R402.2.9.1.
- e. There are no SHGC requirements in the Marine Zone.
- f. Reserved.
- g. Reserved.
- h. Reserved.
- i. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- j. Reserved.
- k. For single rafter or joist-vaulted ceilings, the insulation may be reduced to R-38.
- l. Reserved.
- m. Int. (intermediate framing) denotes standard framing 16 inches on center with headers insulated with a minimum of R-10 insulation.
- n. Log and solid timber walls with a minimum average thickness of 3.5" are exempt from this insulation requirement.

IX. Whole House Ventilation

- a. A whole house ventilation system shall be installed in compliance with IRC Section M1507.3 by one of the four following options:
 1. M1507.3.4 - Whole House Exhaust Fan - Fan shall be sized as per IRC Table M1507.3.3(1) for continuous use and adjusted by IRC Table M1507.3.3(2) for intermittent use on a timer.
 2. M1507.3.5 - Integrated with the forced air system with a motorized damper on a timer.
 3. M1507.3.6 - Supply fan on timer with ducting to each habitable space.
 4. M1507.3.7 – Heat Recovery System integrated with forced air system on timer.
- b. See the Whole House Ventilation Handout for the code excerpts of these requirements.
- c. Initial your choice of WHV options on the Plan Requirements Checklist – Page 1.

X. Roof plan - Overview

- a. Provide a roof plan as an overview of the roof lines (ridges, valleys and gables) for each level. Show roof slope and direction.
- b. Show height of flat ceilings and height of vaults with interior slope and direction.
- c. Show applicable headers and their sizes on the roof plan if not shown elsewhere per Section IV.b.2.
- d. Show roof beam sizes, species and grade on roof plan if not shown on a floor plan or roof framing plan per Section IV.b.3.

XI. Roof Framing

- a. Stick Framing Method
 1. Plans submitted for a stick framed roof system (wood or steel) shall include a rafter framing plan with details in both plan view and cross-section, and a separate ceiling joist plan, if applicable, with details in both plan view and cross-section.
 1. Plans shall show framing member size, spans, spacing, species and lumber grades of all components including rafters, ridge boards, hip and valley rafters, ceiling joists and beams.
 2. Load paths for all point loads and bearing members must be shown from roof to foundation.
 3. Plans shall include details for over-framing, bearing walls, overhangs, cantilevers, collar ties, rafter-ties, cross-ties, kick plates, strong-backs, struts, purlins, lookouts, outriggers, hangers, straps, blocking, and lateral and diagonal bracing, as well as framing details for skylights, dormers, etc.
 2. Plans submitted that are not in compliance with the prescriptive path of IRC 802.1 - 802.9 for wood or IRC 804 for steel, shall be designed by an architect or engineer.
 3. If I-joists are used in the roof structure, the size and series must be specified by an architect, an engineer or the I-joist manufacturer. I-joist specs sheets must be provided.
 4. See Section IV.b.3 for required manufactured beam information.
- b. Wood Truss Framing Method
 1. Site built trusses: must be designed by an engineer. Provide a truss layout with the location of each truss labeled and provide the engineer's stamped design specifications for each individual truss.
 2. Manufactured trusses: Provide a truss layout with the location of each truss labeled. Provide the truss manufacturer's engineering design specs for each individual truss.
 1. Provide the truss layout and truss specs on 8½" x 11" (letter size) pages. The truss layout must be legible which may require a larger size page.
 2. If you change truss manufacturers after permit issuance, you must submit the new truss layout and specs for approval before installation. Changes to the roof design will require a re-review of the approved plans and may result in additional plan review fees.
 3. All special hangers and other hardware required by the truss manufacturer in the design of the roof system shall be specified on the truss layout and specs.

- c. Structural Insulated Panels – SIP's
 - 1. SIP's used in roof construction require the entire structure to be designed by an engineer licensed in the State of Washington.
 - 2. Provide an ICC-ES Report or similar approved testing to show the SIP's installed meet the requirements of the 2015 Washington State Energy Code.
- d. *NOTE - Exterior gable end walls that are adjacent to vaulted ceilings shall be built as rake walls as per IRC 602.3. If the vaulted ceilings are constructed with manufactured scissor trusses, the gable end truss shall also be a scissor truss; unless the wall is balloon-framed.

XII. Decks and Roof Covers

- a. Identify all decks, concrete patios and roof covers on the plans, and include all dimensions for each.
- b. Show all details of construction on the plans including the size and grade of all posts, beams, joists and rafters. Show the size of all concrete piers. Specify all required hardware and fasteners at pier/post, post/beam, beam/beam, joist/beam, joist/ledger, ledger/rim-joist, and beam/rafter connections.
- c. See Section VII about required cross-sectional detail drawings. Show details of all construction connections, including deck ledger attachment and flashing, lateral bracing design, and guardrails.
- d. Decks and roof covers shall be designed for frost-protection, vertical loads, lateral loads and uplift loads as per 2015 IRC Section 507. See Grant County's handouts for further prescriptive requirements for height limitations, minimum pier and post sizes, minimum required hardware connections, deck ledger attachment and bracing.
- e. Decks and roof covers that do not comply with prescriptive requirements shall be of an engineered design.

Grant County Building Department

General Information

P. O. Box 37, Ephrata WA 98823 (509) 754-2011 ext. 3001

Code Reference

2015 International Building, Residential, Mechanical and Fire Codes (and related standards); 2015 Uniform Plumbing Code, WAC 51-20 (Handicap Accessibility) and 2015 Washington State Energy Code (WSEC).
 Note: Washington State did not adopt Chapters 11 and 25 through 43 of the IRC.

Review Process

Based on the scope of the project, review and approval of applications may be made by the Grant County Planning Department, Assessors Office, Health District or Public Works. Some projects may require additional review(s) such as the local purveyor of potable water or sewer services, Dept. of Labor and Industries, State Department of Health or State Fire Marshal. Be sure you have checked with any departments applicable to your project for additional information or requirements such as setbacks, well testing or land use permits.

Some plan reviews and site inspections may be required to be done by “outside” agencies such as I.C.C. and/or State Certified special plans reviewers and/or inspectors.

Processing time can vary with seasonal demand and/or project complexity, and can change quickly. Contact our office early in the planning stage so we may help expedite the permit process.

Fire Flow

All buildings in Grant County are required to have on site fire flow for the purpose of fire suppression use by fire departments. For most applications submitted, the applicant will need to submit a building site plan with the proposed method of water supply and delivery. (You may use the NFPA formula as a guideline for determining the approximate on site storage needed; available upon request.). This will be reviewed by our office and by the local fire district affected. Contact our office first to determine if this section applies to your particular project.

DESIGN CRITERIA FOR GRANT COUNTY – Contact our office for questions

Most buildings 4,000 sq. ft. or larger and all steel, log or straw structures (including foundations) must be stamped by an architect and/or engineer licensed in Washington State, and must include the non-structural provisions of the IBC and related codes.

Single Family Residences and their accessory structures are exempt from this requirement unless the design falls outside the prescriptive path of the code.

Assumed Soil Bearing is 2,000 psf. For sandy soils, cut banks, fill or adverse conditions, engineering analysis may be required.

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
30 Roof - 20	IRC 110 Ultimate speed	IRC C	Moderate	18	Slight to Moderate	None- slight	WSEC Climate Zone 5	NO	FEMA Maps	1,200	50
Wind Speed – Commercial – per IBC 1609						Seismic Design Category – Commercial – per IBC 1613					