



Code Enforcement Department
882-9225

Building Information Packet

The following information has been compiled to help you as a homeowner or contractor with the various steps and requirements for a building permit.

THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FIRE CODE, WASHINGTON STATE ENERGY CODE AND 2003 UNIFORM PLUMBING CODE REGULATE CONSTRUCTION WITHIN THE CITY LIMITS OF GRANDVIEW.

I. REQUIREMENTS TO OBTAIN A BUILDING PERMIT

- A. Complete the “**Application for Permit**,” which is included in this informational packet. Copies are also available online at: www.grandview.wa.us.
- B. Paid sewer and water hook-up fees to the City of Grandview.
- C. Address of property.
- D. **TWO COMPLETE SETS OF PLANS, DRAWN TO SCALE.** One set will remain with the City and the other will be returned to you. (**THREE SETS ARE REQUIRED FOR ALL COMMERCIAL PERMITS**)
- E. Two plot plans are required. Please indicate the distances (in feet) from the new building(s) to the property lines and other structures.
- F. Truss specifications from the manufacturer **MUST** be submitted before the FRAMING inspection will be approved.

**** A DOUBLE PERMIT FEE WILL BE CHARGED IF CONSTRUCTION IS STARTED WITHOUT A PERMIT!**

II. PLUMBING & MECHANICAL PERMITS

- A. Both permits are required and are usually obtained (if applicable) at the same time as the building permit.
- B. Specifications of heating and cooling units are required.

III. ELECTRICAL PERMITS & INSPECTIONS

- A. To obtain an electrical permit or inspection you must contact the Department of Labor & Industries at 1-800-442-7516. Permit applications can be obtained at your local utility office.

IV. INSPECTIONS

- A. Inspections are required. You must contact our office when you are ready to schedule an inspection. We require 24 hours notice for all inspections. Please supply the **owner's name, permit number, type of inspection needed, and the address of the building site.**
- B. Form Inspection – When ALL required steel is in place and tied **BEFORE** pouring concrete. (Pole buildings require hole inspections).
- C. Floor joist / under slab plumbing must be approved **BEFORE** covering joists or pouring concrete.
- D. Plumbing Inspection – Rough-in plumbing. A test is required at the time of rough-in inspection. Final Plumbing will be inspected when all plumbing fixtures are in operation and secured in permanent position.
- E. Mechanical Inspection – All ductwork must be inspected **BEFORE** covering.
- F. Framing Inspection – At this time all plumbing / mechanical must be approved or under test. Framing will **NOT** be approved unless electrical has been approved for cover.
- G. Insulation Inspection – Make certain you are in compliance with the Washington State Energy Code.
- H. Drywall Inspection
- I. Final Inspection – Must be performed **PRIOR TO OCCUPANCY.**

IF THE WORK IS NOT READY FOR INSPECTION UPON ARRIVAL OF THE INSPECTOR A \$47.00 RE-INSPECTION FEE WILL APPLY.

V. MOBILE HOMES/MANUFACTURED HOMES

- A. A placement & installation permit is required. A separate informational packet and application is available.
- B. **** A DOUBLE PERMIT FEE** will be charged if construction is started without a permit or if a mobile home is placed without a permit.
- C. ****APPROVED PLANS**, attached drawings/information and permits must be posted at the site during construction.
- D. ****DEVIATIONS** from corrected plans must be approved prior to construction.

APPROVED PLANS WILL NOT BE HELD FOR MORE THAN 90 DAYS FROM NOTIFICATION THAT THEY ARE READY TO BE PICKED UP.

All commercial occupancies that have a fire alarm system, fire suppression system, or adjoining walls with another occupancy, will be required to install a Knox Box and provide all necessary keys. All other commercial occupancies will be evaluated on a case by case basis.

Design requirements:

- **SNOW LOAD – 30 lbs. PER SQUARE FOOT**
- **WIND LOAD – 85 mph.**
- **EXPOSURE – B**
- **SIESMIC DESIGN CATAGORY – C**
- **FROST LINE – 24 INCHES BELOW FINISHED GRADE**

SETBACKS: IF YOU ARE NOT SURE OF YOUR ZONING DISTRICT PLEASE CALL THE OFFICE @ 509-882-9225

(R-1) Single-Family Residential District

20' front, 5' rear and side unless corner is less than 20'.
(side & rear setbacks are measured from the drip line)

(R-2) Two-family Residential District

20' front, 5' rear and side unless corner is less than 20'.

(R-3) Multi-Family Residential District

20' front, side and rear 5' except when abutting an R-1 or R-2, then 10' is required. Corner will be 25'.

(C-1) Local Commercial District

5' from curb in front, none required on side unless more restrictive zone abutting. If corner, 10'. None for rear (except if abutting a residential district, then 20').

(C-2) General Commercial District

Front and side zone none, unless adjoining another district more restrictive. None in rear unless abutting a residential district, then 20'.

(C-1A) Professional Service District

10' front, 5' side (10' corner), 5' rear (20' if abutting a residential district).

(AF-1) Agricultural Forest District

20' front, 20' minimum side yard width along street or highway side of corner lot.

(M-1) Light Industrial District

No setbacks for front, rear or side, unless abutting a residential district. Then it must conform to those setbacks (except corner, then 10' on each side).

(M-2) Heavy Industrial District

No setbacks for front, rear or side, unless abutting a residential district. Then it must conform to those setbacks (except corner, then 10' on each side).

ANSWERS TO COMMONLY ASKED QUESTIONS

1. Contractor's and sub-contractors must verify all dimensions for accuracy.
2. All work must meet the current international and local codes.
3. All windows and glass areas are to be insulated glass.
4. All patio doors and windows within 18" of finished floor, or windows within 24" of doorjamb, are to be tempered glass.
5. Concrete to meet minimum slab on grade and concrete not exposed to weather 2500 psi. Garage floors and all concrete exposed to weather 3500 psi. Foundation walls and other vertical concrete 3000 psi.
6. Engineered truss designs for the floor and roof are to be submitted to building department with the building permit application.
7. All exterior, garage and house doors are to be solid core.
8. All glass bath & shower doors are required to have tempered glass with a hinged door that opens outward unless a slider door is installed.
9. Crawl space ventilation minimum is 1 square foot for each 150 square foot under floor area with 6 -mil moisture barrier on ground. Openings shall be placed as close to corners as possible and provide cross ventilation. These openings shall be covered with corrosion resistant wire mesh not less than 1/4" in any dimension. (R408.2)
10. Clothes dryers shall be vented to the outside, per IRC 1501.1. Kitchen range hood, laundry and bath exhaust fans are to be vented to the outside per IRC 1502.
11. In every sleeping room you must provide an egress window with a minimum height of 24 inches and a width of 20" with not less the 5.7 square feet openable area and not more than 44" from floor to sill.
12. Minimum soil bearing value is 1500 lbs. Foundation footings shall be placed upon firm natural soil. Footings placed on fill shall be subject to R401.
13. Foundations: One story structure – 6" wall; min 6 x 12 footings
Two story structure – 8" wall; min 7 x 15 footings
14. Mudsills pressure treated (R319) anchor bolts 1/2 x 10, 6' O.C.; min of 2 bolts per piece with one bolt located within 12" of each end of each piece. (R403.1.6)

INSPECTION REQUESTS (24-HR PRIOR NOTICE REQUIRED): Call the Code Enforcement Department at 882-9225, Monday through Friday, 8:00 a.m. to 5:00 p.m. (except holidays) with the following information:

1. Name of person calling and phone number
2. Owner and applicant's name on permit
3. Permit number
4. Address of job site
5. Type of inspection requested
6. Date and time desired

BE SURE TO HAVE THE PERMIT POSTED IN A CONSPICUOUS PLACE AND AN APPROVED SET OF PLANS AT THE JOB SITE. CALLS FOR INSPECTIONS REQUIRE AT LEAST 24 HOURS (ONE WORKING DAY) FOR SCHEDULING.

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THAT A FINAL INSPECTION HAS BEEN COMPLETED.

JURISDICTIONS WHICH MAY NEED TO BE CONTACTED

City of Grandview
Code Enforcement Department
603 N. Willoughby (Physical Address)
207 W. 2nd St. (Mailing Address)
Grandview, WA 98930
Phone (509) 882-9225

City of Grandview
Public Works Department
603 N. Willoughby (Physical Address)
207 W. 2nd St. (Mailing Address)
Grandview, WA 98930
Phone (509) 882-9211

Washington State Department of Labor and Industries
Electrical Permit Inspections
Phone 1-800-442-7516 (Yakima Office)

Pacific Power
Customer Service 1-888-221-7070

Cascade Natural Gas
512 Decatur Avenue
Sunnyside, WA 98944
Phone (509) 837-2041

Call Before You Dig
Free underground locates
1-800-424-5555

Grandview Fire Dept. 110 Ave A
509-882-9224 or 509-882-9280

MINIMUM REQUIREMENTS FOR CONSTRUCTION DRAWINGS

Plans which do not contain the following minimum information **WILL NOT** be accepted for plan check. Plans shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show that it will conform to the provisions of the adopted International Codes and Ordinances.

Plan sheets must be 18" x 24", 24" x 36", or 30" x 42" and all sheets must be of the same size. Plan sheets that are cut and pasted, taped, or altered by any means (pen, pencil, marking pen, etc.) will not be accepted for plan check.

Minimum Requirements for Construction Drawings

A. SITE PLAN

- _____ Scale and north arrow. Maximum scale – 1” =40’. (Preferred scale – 1” = 20” or 1” = 40”)
- _____ Basic data (type of structure, square footage, location).
- _____ Show dimensions of lot, distance to property lines, street name, location, use, and vicinity map.
- _____ Existing and proposed structures labeled with dimensions.
- _____ Show with dashed lines any existing structures to be removed or demolished.

B. FOUNDATION PLAN

- _____ Scale and north arrow.
- _____ Outline of perimeter foundation, concrete slabs, patios, etc., with dimensions.
- _____ Location and size of exterior and interior bearing footings/foundations.
- _____ Interior pier locations and sizes with dimensions.
- _____ Location and size of required reinforcing steel.
- _____ Location, size, embedment and spacing of anchor bolts, hold downs (if required) and post to footing connections.
- _____ Location and sizes of foundation vents and crawl space access.
- _____ Construction Details of any unusual construction practice.
- _____ Stamped engineering calculations are required for foundation/retaining walls over 4 feet.

C. FLOOR PLAN

- _____ Use and size.
- _____ Window and door locations and sizes.
- _____ Header sizes over openings.
- _____ Beam locations, materials, spacing and sizes.
- _____ Floor joist sizes, directions of run, spans, and spacing, (in lieu of separate framing plans).
- _____ Ceiling joists, floor joists, trusses and roof rafter sizes, directions of run, spans and spacing (in lieu of separate framing plans).
- _____ Location of plumbing.
- _____ Heating fixtures and equipment.

D. FRAMING PLANS

Information asked for here is required whether or not separate framing plans are submitted.

- _____ Size, lumber species, grade, spacing and spans of all framing members. Specify panel identification index for sheathing.
- _____ Clearly show bearing/shear walls and specify nailing schedule.
- _____ Show materials and method of connection of all posts to beams.
- _____ Draw out any special connection method in detail and clearly show how the building is held together.
- _____ Designs out of the scope of the conventional framing provisions of the International Building Code shall be designated and stamped by a Washington State Registered Professional Engineer. Engineer's calculations must accompany the design.

E. ELEVATIONS

Elevations are required for all proposed structures with a roof or partial cover.

- _____ Show height from finish grade to: 1) finished floor; 2) top plate/ceiling; 3) highest point of structure.
- _____ Specify all finished materials to be utilized in construction. Show all doors and windows (distinguish between openable and fixed; single glazed and dual glazed).
- _____ Specify roof pitch and material. Chimney in relation to roof.
- _____ Show shear walls and/or diagonal bracing.

F. BUILDING CROSS SECTIONS

Show sections of structure that clarify in detail the typical conditions and describe otherwise hidden conditions. Complete detailed cross sections of footing/foundations.

- _____ Mud sill and anchorage material (pressure treated)
- _____ Post to beam connections
- _____ Floor construction – show required clearances of earth to wood or specify treated lumber.
- _____ Wall construction including exterior and interior wall covering and insulation.

- _____ Ceiling construction (size and spacing of joists or pre-manufactured truss spacing) and insulation.
- _____ Components of roof covering.
- _____ Show compliance with ventilation requirements for attic space.

- _____ Full height section through stairways including dimensions of riser and tread framing materials; riser height, tread width; handrail height above tread nosing; and clearance to ceiling above the stairs measured from a line drawn down at and parallel to tread nosing.

G. ENERGY/VENTILATION

Indicate compliance with energy code. Specify selected design approach: a) Component Performance; b) Systems Analysis; c) Prescriptive

- _____ Provide documentation verifying compliance.
- _____ Submittal for Energy Code compliance must include the model numbers, frame type and prescriptive compliance or as part of a window schedule included in the plans for Component Performance of System Analysis compliance.
- _____ Show compliance with light and ventilation requirements.

H. GENERAL

- _____ Smoke alarms shall be installed in the following locations:
 1. In each sleeping room.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling.
- Alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms.

One call



can protect you and the ones you
love

1-800-424-5555

Underground systems which carry essential services such as natural gas, electricity, and water are vulnerable to damage if struck by something as innocent as **A SHOVEL!** And serious damage can occur when using an auger (fence posts drilling) or heavy equipment (trenching).

Why put you, your family and your neighbors at risk?

A **FREE SERVICE** will clearly mark the location of all your underground utilities. You simply need to make the phone call two business days before you dig.

Call 2 business days before digging!

This important safety message is from the Pipeline Safety Program of the Washington Utilities and Transportation Commission.

1-800-424-5555

Call two business days in advance to make sure you know what is underground and to make you sure you stay above the law!



**State law REQUIRES that
when digging on your own property
you MUST CALL for the free utility location service
if you dig 12 inches or deeper.**



**Dig without calling 2 days in advance -
Pay \$1,000 fine**



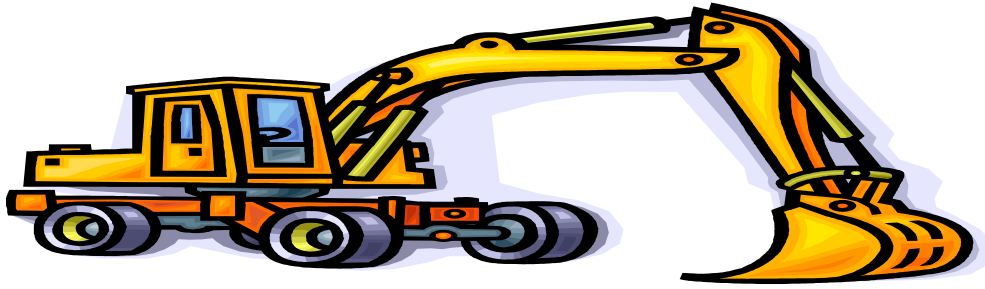
**Dig without calling and damage a utility -
Pay \$10,000 fine and triple the repair costs.**



**Dig within 35 feet of a large pipeline without
calling -
Pay \$1,000 fine and/or 30 days in jail**



**Dig without calling and damage a large pipeline
-Pay \$10,000 fine, triple repair costs and spend
30 days in jail.**



Building Department
207 W. 2nd St., Grandview, WA 98930
Ph. (509) 882-9225 Fax (509) 882-9232

PLEASE READ THE FOLLOWING LIST CAREFULLY AND PROVIDE ALL REQUIRED MATERIAL WITH YOUR APPLICATION. TWO (2) FULL SETS OF PLANS, TWO (2) SITE PLANS THAT INCLUDE CURB TO PROPERTY LINE DISTANCES. THREE (3) SETS OF PLANS ARE REQUIRED FOR NON-RESIDENTIAL PERMITS.

Project Address: _____ **Parcel No.** _____

Type of Work: _____

Owner/Builder Name

Street Address

City, State, Zip Code

Owner's Phone No.

Bid for Project/Calculated Valuation

Building Use

Contractor Name

Street Address

City, State, Zip Code

Contractor's Phone No.

Contractor's License No.

Expiration Date

Building Dimensions:

Main Floor: _____ Upper Floor: _____ Garage _____

Basement: _____ Decks: _____ Other: _____

Type of Heat to be installed:

Natural Gas Electric Propane Other – Please explain _____
BTU _____ Tonnage/KW _____

R Values of Insulation to be Installed: _____

U-Values of Doors and Windows: _____

Plumbing Fixtures to be Installed:

(Indicate total number of each fixture that will be installed under this permit)

Toilet	<input type="text"/> <input type="text"/> <input type="text"/>	Bath Tub	<input type="text"/> <input type="text"/> <input type="text"/>	Shower	<input type="text"/> <input type="text"/> <input type="text"/>
Kitchen Sink		Dishwasher		Clothes Washer	
Floor Drain		Laundry Tray		Water Heater	

Wash Basin	<input type="text"/> <input type="text"/> <input type="text"/>		
Hose Bibs			
Other	<input type="text"/>	Please Specify	_____

Mechanical Fixtures to be Installed:

(Indicate total number of each fixture that will be installed under this permit)

Heater/ Furnace	<input type="text"/> <input type="text"/>	A/C Unit	<input type="text"/> <input type="text"/>	Ventilation Fan/ System	<input type="text"/> <input type="text"/>
Range Hood		Clothes Dryer		Gas Piping	

Other	<input type="text"/>	Please Specify	_____
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I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION TO KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF OWNER/AUTHORIZED AGENT

DATE