



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

DETACHED GARAGES AND STORAGE SHEDS

A no-fee permit is required for construction of all detached garages and storage sheds up to 120 square feet. For sheds and garages over 120 square feet, a standard building permit is required. Shed/garage permit fees are based on the total square footage.

Zoning Code Requirements

1. The building **CANNOT** be closer to any street lot line than the normally required front yard setback of that zoning district. The majority of the City's zoning districts require the front yard setback to be twenty (20) feet. However, if you are unsure, please contact the Building Department to see which zone you are in and the appropriate setback requirements.
2. If the building is in the FRONT half of the property (the halfway mark is determined from the adjoining lot's dimension on the side in question), then the building **CANNOT** be closer to the side property line than the normally required side yard setback of that zoning district. In most of the City's zoning districts, the side and rear yard setback is 5 ft.
3. The building **CANNOT** be located closer than ten (10) feet to the main building (i.e., your existing residence).
4. The building **CANNOT** exceed 25% of the area of the rear yard. That means if you total up all the leftover rear yard area (in square feet) that you have prior to the construction of the detached accessory building and multiply by 25% THAT is the maximum square footage you have available. Additionally, the total lot coverage for most residential zoning districts cannot exceed 35% of the total lot. This total lot coverage must take into account all accessory and main buildings, as well as covered porches and patios. Double-check overall lot square footages and total building square footages so that the 35% is not exceeded.
5. The accessory building cannot exceed 15'-0" in height and cannot be more than one story. (Zoning Code definition)
6. A complete plot plan **MUST** be submitted with the building plans. (A plot plan example is included in this packet) Please make sure that all information is included on the plans.

INCOMPLETE PLANS WILL BE RETURNED TO THE PROPERTY OWNER.

Minimum Requirements for Construction Drawings

A. SITE PLAN

- _____ Scale and north arrow.
- _____ 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.
- _____ Construction details of any unusual construction practice.

C. FLOOR PLAN

- _____ Use and size.
- _____ Window and door locations 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).

D. FRAMING PLANS

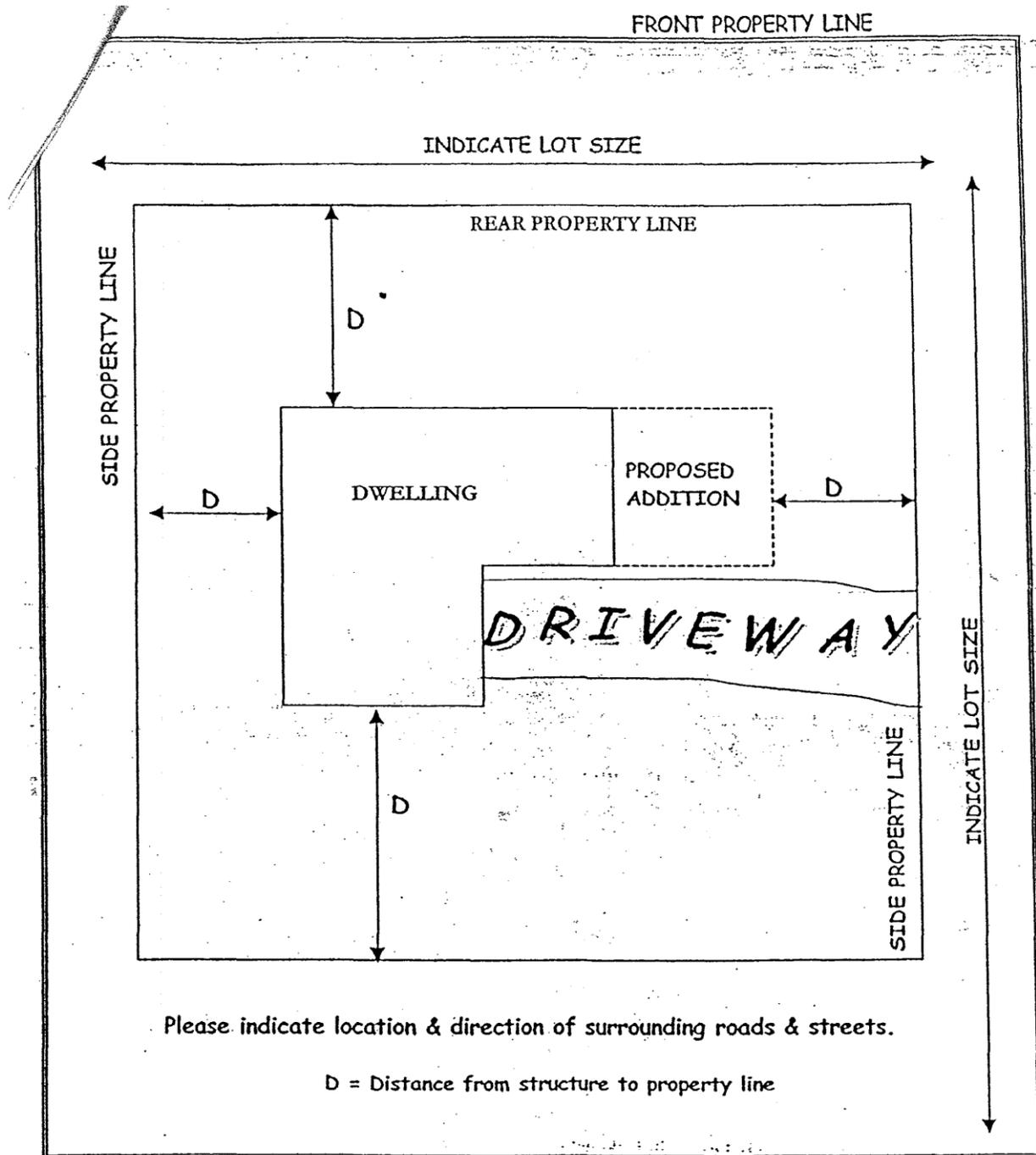
Information asked for here is required whether or not separate framing plans are submitted.

- _____ 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.

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
- _____ Ceiling construction (size and spacing of joists or pre-manufactured truss spacing).



TYPICAL PLOT PLAN

Please indicate the locations of any waterways



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.**



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PLEASE READ THE FOLLOWING LIST CAREFULLY AND PROVIDE ALL REQUIRED MATERIAL WITH YOU 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

Contractor Name

Street Address

Street Address

City, State, Zip Code

City, State, Zip Code

Owner's Phone No.

Contractor's Phone No.

Bid for Project/Calculated Valuation

Contractor's License No.

Building Use

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 _____ Model _____ SHPF Rating _____

R Values of Insulation to be Installed: _____

U-Values of Doors and Windows: _____

(OVER)

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	<input type="text"/> <input type="text"/> <input type="text"/>	Dishwasher	<input type="text"/> <input type="text"/> <input type="text"/>	Clothes Washer	<input type="text"/> <input type="text"/> <input type="text"/>
Floor Drain	<input type="text"/> <input type="text"/> <input type="text"/>	Laundry Tray	<input type="text"/> <input type="text"/> <input type="text"/>	Water Heater	<input type="text"/> <input type="text"/> <input type="text"/>
Wash Basin	<input type="text"/> <input type="text"/> <input type="text"/>				
Hose Bibs	<input type="text"/> <input type="text"/> <input type="text"/>				
Other	<input type="text"/> <input type="text"/> <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"/> <input type="text"/>	A/C Unit	<input type="text"/> <input type="text"/> <input type="text"/>	Ventilation Fan/ System	<input type="text"/> <input type="text"/> <input type="text"/>
Range Hood	<input type="text"/> <input type="text"/> <input type="text"/>	Clothes Dryer	<input type="text"/> <input type="text"/> <input type="text"/>	Gas Piping	<input type="text"/> <input type="text"/> <input type="text"/>
Other	<input type="text"/> <input type="text"/> <input type="text"/>	Please Specify _____			

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