

RESIDENTIAL BUILDING PLAN REQUIRED SUBMITTAL CHECKLIST

- SITE PLAN:** Refer to Residential Site Plan Guide
- BUILDING PLAN:** Drawn/drafted to scale with the information described below, as applicable
- TRUSS SPECIFICATIONS and BEAM CALCULATIONS**
- FOOTING SIZE CALCULATIONS:** Calculator available at <http://www.spokanecounty.org/500/Building-Permit-Tips>
- MECHANICAL & VENTILATION FORM:** Available at <http://www.spokanecounty.org/bp/content.aspx?c=2312>
- WSEC ENERGY COMPLIANCE FORMS:** <http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx#EnergyCodeWorksheets>

2015 International Residential Code

ELEVATIONS

- Show front/rear/sides of proposed building
- Identify roof peak and wall heights (incl. basement)

FOUNDATION PLAN

- Identify crawlspace, basement or slab on grade
- Footing sizes and locations for loads
- Horizontal & vertical reinforcement sizes/spacing for soil types/conditions
- Supporting wood cripple walls or beams, sizes/spans
- Concrete foundation wall sizes
- Concrete pad sizes for beams or girder trusses
- Crawlspace ventilation locations/sizes
- Radon mitigation system *IRC Appendix F*

FLOOR FRAMING PLAN of each level:

- Floor joist direction, size and spacing
- Floor joist protection if required
- Header, beam sizes/spans

ROOF FRAMING PLAN

- Eng. truss direction/spacing/connection
- Rafter direction/spacing/connection
- Over framing and sizes
- Ridge, eave and valley lines
- Header/girder/beam sizes/spans
- Roof and ceiling slope
- Roofing/underlayment/ice dam protection
- Attic insulation/baffles/ventilation

BUILDING CROSS-SECTION DETAIL showing:

- Roof
- Ceiling
- Wall
- Insulation
- Vapor barrier
- Floor(s)
- Foundation Wall
- Footing

HELPFUL LINKS WHEN PREPARING YOUR CONSTRUCTION PLANS:

- International Code Council free eCode: <http://premiumaccess.iccsafe.org/document/toc/272/>
- Washington State Building Code Council: <https://fortress.wa.gov/ga/apps/sbcc/Page.aspx?nid=14>
- Spokane County Code: <http://www.spokanecounty.org/bp/content.aspx?c=2336>

FLOOR PLAN of each level:

- Identify finished or unfinished areas
- Identify dimensions of each room or area
- Window & door location, sizes, safety glazing, egress
- Window well locations/specs, if applicable
- Label use of each room/area
- Water heater location
- Furnace location
- Smoke/CO detector locations
- Whole house ventilation location
- Exhaust fan locations/CFM
- Attic/crawl space access locations/sizes
- Deck or concrete patio sizes and locations
- Fire resistant wall construction
- Braced wall panel locations/method, sizes, spacing, nailing, blocking, etc.

MISCELLANEOUS CONSTRUCTION DETAILS

Decks/Patios

- Floor plan with dimensions
- Elevations (front- and side-view)
- Footings/posts/beam size/spans and locations
- Joist/decking direction/size/spacing/spans
- Fasteners/attachment, lateral stability to structure

Stairways (interior and exterior)

- Stair tread rise/run/nosing dimensions
- Handrail height and picket spacing
- Guard height and picket spacing

ENERGY CODE PACKET

- Prescriptive / Component Performance worksheet
- Glazing (window/skylight) schedule worksheet
- Heating system sizing worksheet