



# Residential Building Plan Checklist

# BP-09

Department of Building and Planning

- 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 (include 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

## FLOOR FRAMING PLAN of each level:

- Floor joist direction, size and spacing
- Floor joist protection if required
- Header, beam sizes/spans, calc's as needed

## 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

## STAIRWAYS (interior and exterior)

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

## BUILDING-CROSS-SECTION DETAIL showing:

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

## 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.

## ENERGY CODE PACKET

- Download WA State Energy Code worksheet at: <http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx#EnergyCodeWorksheets>
- Prescriptive/Component Performance worksheet
- Glazing (window/skylight) schedule worksheet
- Heating system sizing worksheet

## 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

## OTHER BROCHURES THAT MAY BE HELPFUL

- BP-6 Residential Building Permits
- BP-7 Sewer Connection Permits
- BP-17 Driveways
- BP-18 Wildland Urban Interface
- BP-19 Erosion and Sediment Control
- BP-19a Erosion and Sediment Control Techniques
- BP-31 Rules, Regulations, and Red Tape
- BP-39 Addressing
- BP-40 Information Directory
- BP-51 Application Submittal Requirements
- BP-52 Permit Processing Time Savers
- PW-2 Working Near Surface Water and Wetlands in Spokane County

### For more information or an appointment contact:

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<http://www.spokanecounty.org/247/>

## HELPFUL LINKS WHEN PREPARING YOUR CONSTRUCTION PLANS

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

Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation. For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the appropriate division or staff.