

GARAGES AND ADDITIONS

REQUIRED ITEMS FOR APPLICATIONS

This handout is designed to help you provide the information required for a timely plan review. Listed below are the documents and plan information needed by the plan examiner.

DOCUMENTS REQUIRED:

- Completed application form
- A survey or a scale drawing by the owner or applicant, showing the following information:
 1. Lot size and the location of all adjacent public streets.
 2. Exact location and dimensions of all existing and proposed structures on lot.
 3. Statement of elevation where elevations are not shown on survey.
- 2 copies of construction plans (drawn to scale), including all of the information listed on attached checklist.

ADDITIONAL INFORMATION

PERMITS

BUILDING PERMITS are required for any new structure or addition, for any accessory structure over 120 square feet in area, for any fence over 6 feet in height, and for any retaining wall over 4 feet in height.

CONDITIONAL USE PERMITS are required for an accessory structure which:

1. exceeds 12 feet in height, or
2. if the aggregate of all accessory structures is 1,000 gross square feet or more, or
3. if the accessory structures occupy 30% or more of the side or rear yard in which they are located.

The following lot types cannot be issued a permit without first obtaining the approval of the planning commission or the city council:

1. lots designated as outlots, or
2. lots under 15,000 square feet, or
3. lots less than 90' in width at building setback line, or
4. lots less than 110' in depth, or
5. any lot which does not have access to a public street.

PRINCIPLE BUILDING	FRONT YARD	SIDEYARD	REAR YARD	HEIGHT	WETLAND	FLOODPLAIN	SHORELAND
SINGLE FAMILY LOT (If a corner lot or a lot without frontage, see below)	35' or *50' *50' setback applies to collector or arterial streets	2 sides must total 30' but a 10' minimum is allowed on one side	40' or 20% of lot depth; whichever is less	35' per zoning definition	35'/building 25'/deck or patio	20'/building 10'/deck or patio 100' centerline of creek	50'/75' or line between adjacent structures; subject to 35' min. & decks 25' min; 30% hard-surface coverage.
CORNER LOTS (One of the two front yard setbacks may be reduced by 10 feet)	25'/35' or 25'/50' or 35'/40'	10'	Same as above	Same as above	Same as above	Same as above	Same as above
NECK LOTS, FLAG LOTS, & LOTS W/OUT FRONTAGE PLUS A DRIVEWAY SETBACK = 7' from all side and rear lot lines	25'	25'	25'	Same as above	Same as above	Same as above	Same as above

NOTES: SETBACKS ARE MEASURED FROM THE LOT LINE (not the pavement, easement, or right-of-way) TO THE CLOSEST PART OF THE STRUCTURE.

DECKS, FIREPLACES AND OTHER ARCHITECTURAL FEATURES MAY EXTEND 5' INTO ANY OF THE ABOVE SETBACKS EXCEPT THE 10' SIDE YARD SETBACK AND THE 25' FRONT YARD SETBACK ON A CORNER LOT (MUST BE MAINTAINED). *Does not apply to starred items.

ACCESSORY STRUCTURES: IF AN AGGREGATE OF 1,000 SQUARE FEET OF GROSS FLOOR AREA (A ONE OR COMBINED OBJECT EXCEEDING 12' HEIGHT) A CONDITIONAL USE PERMIT IS REQUIRED. (Uncovered swimming pools, tennis courts, and sport courts not included)

DETACHED GARAGES If located less than 10' from the principal building, the principal building setbacks apply.	35' or *50' 50' applies to collector or arterial streets 10' if neck/flag or w/o frontage	10' (except corner lots)	10'	12' per zoning definition	35'	10' 100' center-line of creek	Same as principal building
ACCESSORY STRUCTURES AND SHEDS 120 SQ. FT. AND GREATER If located < 10 feet from the house, the principal building setbacks apply; if within 6 feet, requires fireproofing. LESS THAN 120 SQ. FT. (No permit required on structures 120 sq. ft or less.)	50' if between front of house and street; 10' if it is a flag lot or lot w/o frontage Must be behind rear building-line of house (except for flag lot or lot w/o frontage)	Same as above 0'	Same as above 0'	Same as above Same as above	Same as above Same as above	Same as above No setbacks, but must comply with conditions in Zoning 300.24.9.h.4	Same as principal building Same as principal building except no setback for boathouses
SWIMMING POOLS	Must be located behind the front building line of the house. Side & rear setbacks are 15' to the water line and 10' to the pool apron's edge. On corner lots, must be located behind the house on one frontage and comply with the front setback line on the other frontage.			N/A	Pools: Water's edge of pool must be 35' from delineated wetland and the pool apron must be 25' from delineated wetland edge	Pools: CUP needed if outside of flood way* and must comply with sections 7 & 9 of Zoning 300.24	Same as principal building.
TENNIS & SPORT COURTS (turn this form over for examples)	Must be located behind the front building line of the house. Side & rear setbacks are 10' to the court edge. On corner lots, must be located behind the house on one frontage and comply with the front setback line on the other frontage.				Courts: Setback for a tennis or sport court is 25' from delineated wetland	Courts: None if out of the flood way*, does not result in net fill of the floodplain, and comply with Zoning 300.24.5.b *Other regulations, as listed in our Zoning Ordinance, may also apply.	Same as principal building.

R-1 SETBACKS FOR SMALL LOT NEIGHBORHOODS Lot (and average neighborhood) lot size < 15,000 s.f.

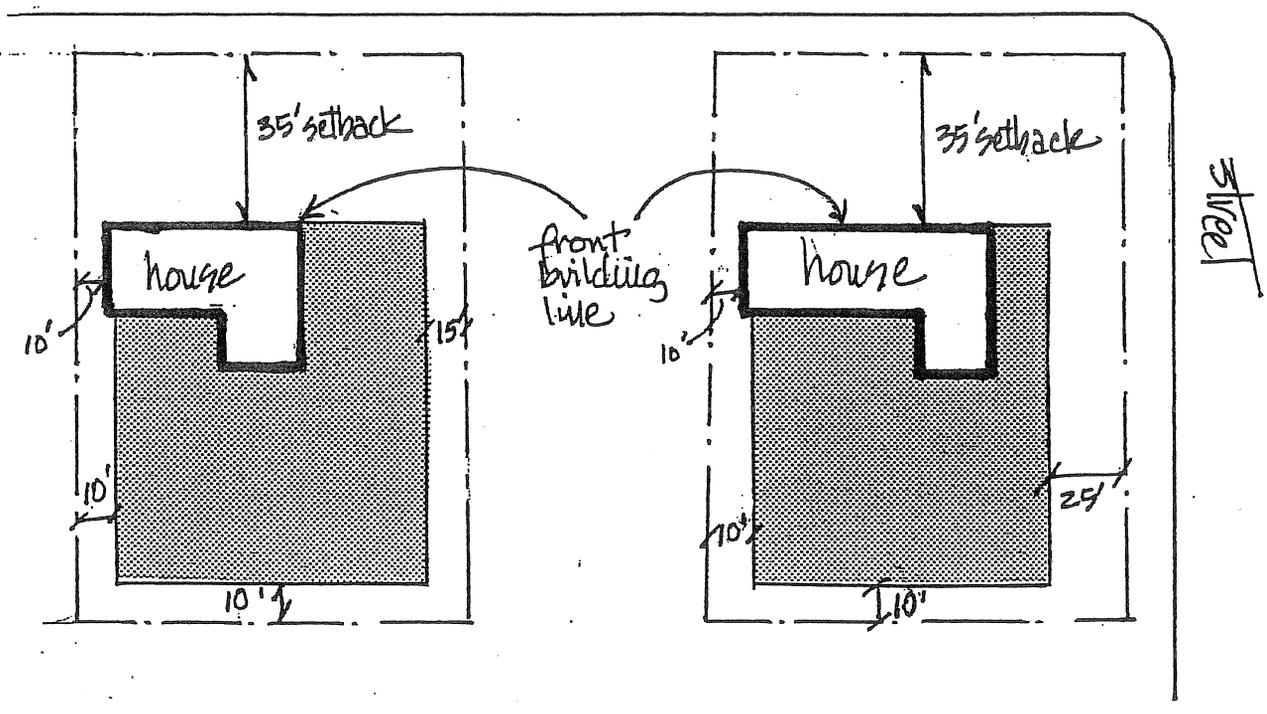
PRINCIPLE BUILDING	FRONT YARD	SIDEYARD	REAR YARD	HEIGHT	WETLAND	FLOODPLAIN	SHORELAND
PRINCIPLE BUILDING	Average of adjacent structures subject to 20' minimum	10% lot width, but 7' minimum	20% lot depth; 7' minimum	35'	35'	20' 100' center-line of creek	Same as standard lot size principal building
ACCESSORY STRUCTURES	Same as principal building	7'	7'	12'	35'	10' 100' centerline of creek.	Same as principal building except no setback for boathouses

R-1 LOT DIMENSIONAL STANDARDS

	LOT AREA	LOT WIDTH AT SETBACK	LOT DEPTH
NEW R-1 LOTS	22,000	110'	125'
BUILDABLE LOTS OF RECORD	15,000	90'	110'

THIS IS REPRESENTATIVE OF THE CITY ZONING ORDINANCE; HOWEVER, IT IS NOT ALL INCLUSIVE.

setbacks for
Tennis courts / sport courts / swimming pools
street

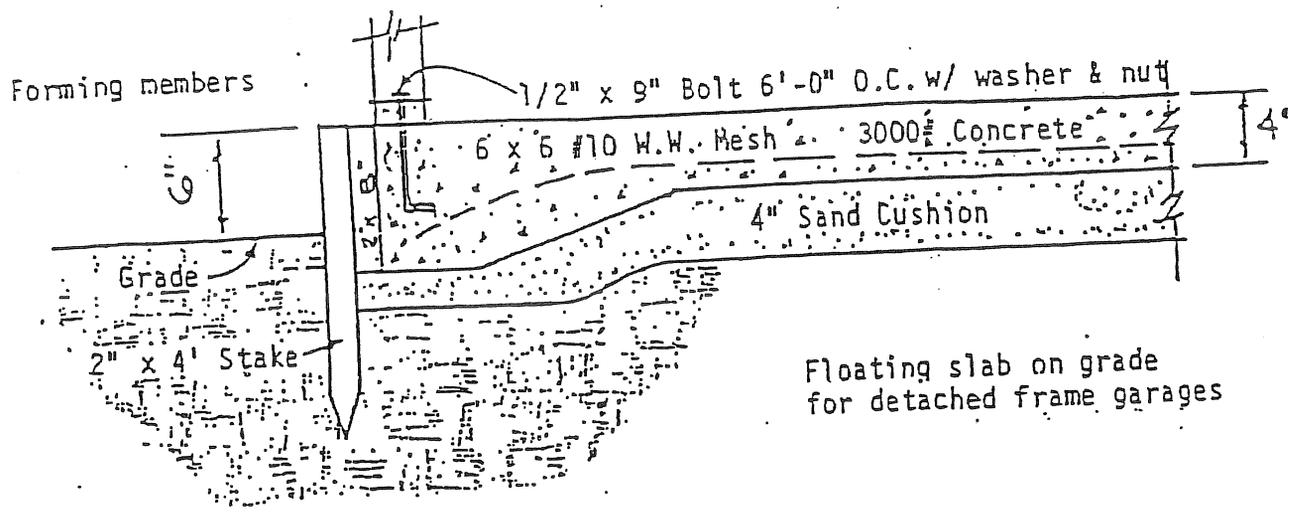


a typical lot

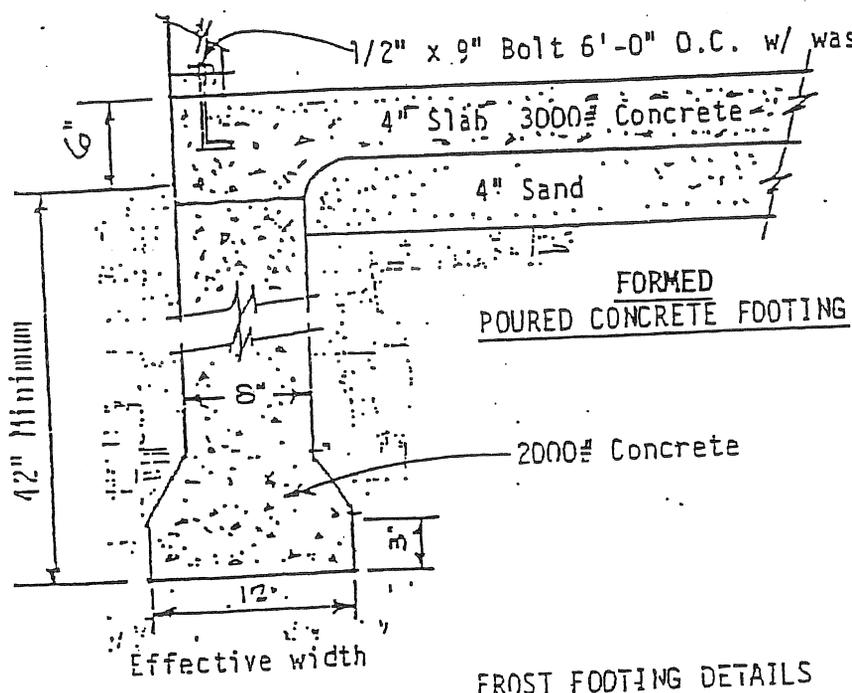
corner lot

15' to water line of swimming pool

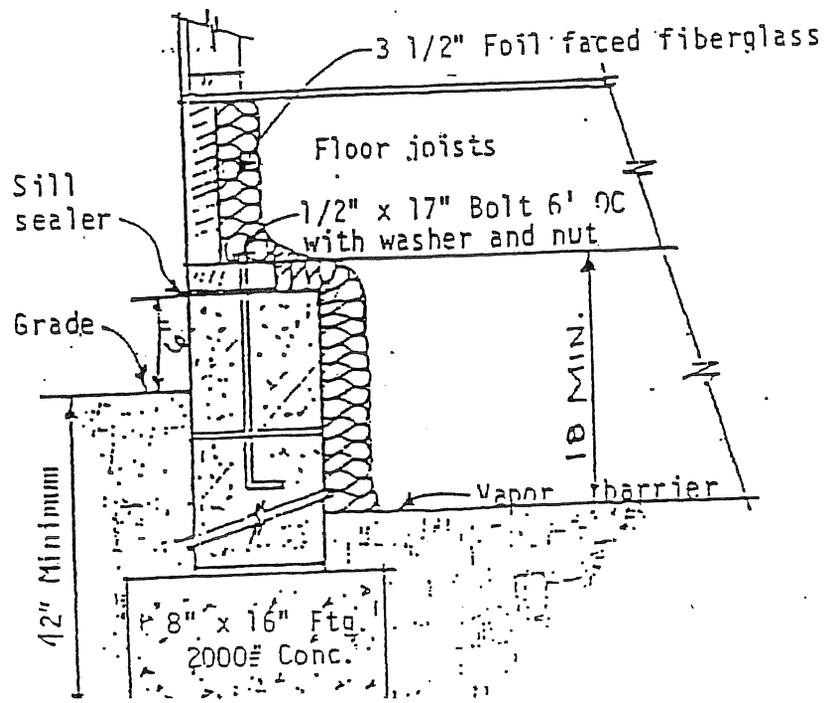
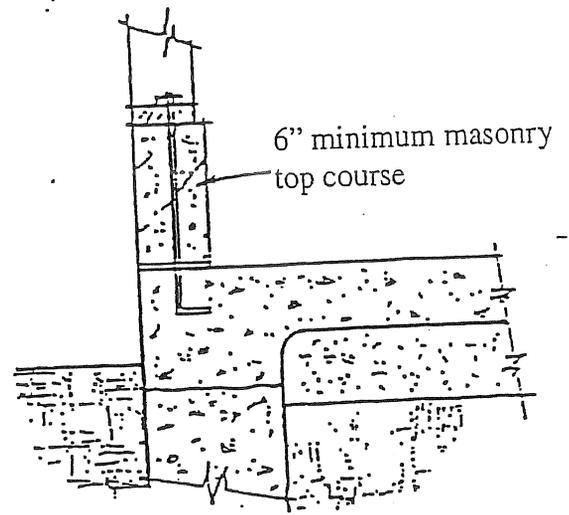
FOOTING, AND CONCRETE SLAB DETAILS



Floating slab on grade for detached frame garages



FROST FOOTING DETAILS



CONCRETE BLOCK FOOTING

1. Ventilate crawl space
2. Provide 18" x 24" access
3. Rigid foam plastic insulation allowed only if foil faced or covered by a thermal barrier (sheetrock). Install foil faced side towards inside of crawl space.

FRAMING/INSULATION

Base Plates on concrete shall be treated wood or durable species such as redwood or cedar.

Studs supporting floors shall be spaced not more than 16" o.c. (2 x 4 studs not more than 10 feet in length and supporting ceiling and roof only may be spaced at 24" o.c. if framing above is centered over studs).

Rafters shall be nailed to adjacent ceiling joists to form a continuous tie between exterior walls. Where not parallel to the ceiling joint, rafters shall be tied to minimum 2 x 4 crossties spaced not more than 4 feet o.c.

Headers in outside bearing walls of one-story frame structures with center bearing walls (assuming a joist span of 14 feet or less) must meet the following minimum requirements:

- 2 – 2 X 4's – 3 ft. maximum
- 2 – 2 X 6's – 6 ft. maximum
- 2 – 2 X 8's – 8 ft. maximum
- 2 – 2 X 10's – 10 ft. maximum
- 2 – 2 X 12's – 12 ft. maximum

When the opening is 16 feet.

No roof load	2 – 2 X 12's
Hip roof	2 – 2 X 14's
Full roof load	3 – 2 X 14's*

* Shall be No. 1 Douglas Fir or equivalent designed beam.

NOTE: For 18-foot openings and/or structures longer than 24 feet, special design is required.

Rescheck or alternate exterior envelope energy compliance/calculations is required for any new structure or addition.

TABLE R802.5.1(3)
 RAFTER SPANS FOR COMMON LUMBER SPECIES
 (Ground snow load=30 psf, ceiling not attached to rafters, L/Δ=180)

RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
		2x4	2x6	2x8	2x10	2x12	2x4	2x6	2x8	2x10	2x12
		Maximum rafter spans ^a									
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Douglas fir-larch SS	10-0	15-9	20-9	Note b	Note b	10-0	15-9	20-1	24-6	Note b
	Douglas fir-larch #1	9-8	14-9	18-8	22-9	Note b	9-0	13-2	16-8	20-4	23-7
	Douglas fir-larch #2	9-5	13-9	17-5	21-4	24-8	8-5	12-4	15-7	19-1	22-1
	Douglas fir-larch #3	7-1	10-5	13-2	16-1	18-8	6-4	9-4	11-9	14-5	16-8
	Hem-fir SS	9-6	14-10	19-7	25-0	Note b	9-6	14-10	19-7	24-1	Note b
	Hem-fir #1	9-3	14-4	18-2	22-2	25-9	8-9	12-10	16-3	19-10	23-0
	Hem-fir #2	8-10	13-7	17-2	21-0	24-4	8-4	12-2	15-4	18-9	21-9
	Hem-fir #3	7-1	10-5	13-2	16-1	18-8	6-4	9-4	11-9	14-5	16-8
	Southern pine SS	9-10	15-6	20-5	Note b	Note b	9-10	15-6	20-5	Note b	Note b
	Southern pine #1	9-8	15-2	20-0	24-9	Note b	9-8	14-10	18-8	22-2	Note b
	Southern pine #2	9-6	14-5	18-8	22-3	Note b	9-0	12-11	16-8	19-11	23-4
	Southern pine #3	7-7	11-2	14-3	16-10	20-0	6-9	10-0	12-9	15-1	17-11
	Spruce-pine-fir SS	9-3	14-7	19-2	24-6	Note b	9-3	14-7	18-8	22-9	Note b
	Spruce-pine-fir #1	9-1	13-9	17-5	21-4	24-8	8-5	12-4	15-7	19-1	22-1
	Spruce-pine-fir #2	9-1	13-9	17-5	21-4	24-8	8-5	12-4	15-7	19-1	22-1
	Spruce-pine-fir #3	7-1	10-5	13-2	16-1	18-8	6-4	9-4	11-9	14-5	16-8
16	Douglas fir-larch SS	9-1	14-4	18-10	23-9	Note b	9-1	13-9	17-5	21-3	24-8
	Douglas fir-larch #1	8-9	12-9	16-2	19-9	22-10	7-10	11-5	14-5	17-8	20-5
	Douglas fir-larch #2	8-2	11-11	15-1	18-5	21-5	7-3	10-8	13-6	16-6	19-2
	Douglas fir-larch #3	6-2	9-0	11-5	13-11	16-2	5-6	8-1	10-3	12-6	14-6
	Hem-fir SS	8-7	13-6	17-10	22-9	Note b	8-7	13-6	17-1	20-10	24-2
	Hem-fir #1	8-5	12-5	15-9	19-3	22-3	7-7	11-1	14-1	17-2	19-11
	Hem-fir #2	8-0	11-9	14-11	18-2	21-1	7-2	10-6	13-4	16-3	18-10
	Hem-fir #3	6-2	9-0	11-5	13-11	16-2	5-6	8-1	10-3	12-6	14-6
	Southern pine SS	8-11	14-1	18-6	23-8	Note b	8-11	14-1	18-6	23-8	Note b
	Southern pine #1	8-9	13-9	18-1	21-5	25-7	8-8	12-10	16-2	19-2	22-10
	Southern pine #2	8-7	12-6	16-2	19-3	22-7	7-10	11-2	14-5	17-3	20-2
	Southern pine #3	6-7	9-8	12-4	14-7	17-4	5-10	8-8	11-0	13-0	15-6
	Spruce-pine-fir SS	8-5	13-3	17-5	22-1	25-7	8-5	12-9	16-2	19-9	22-10
	Spruce-pine-fir #1	8-2	11-11	15-1	18-5	21-5	7-3	10-8	13-6	16-6	19-2
	Spruce-pine-fir #2	8-2	11-11	15-1	18-5	21-5	7-3	10-8	13-6	16-6	19-2
	Spruce-pine-fir #3	6-2	9-0	11-5	13-11	16-2	5-6	8-1	10-3	12-6	14-6
19.2	Douglas fir-larch SS	8-7	13-6	17-9	21-8	25-2	8-7	12-6	15-10	19-5	22-6
	Douglas fir-larch #1	7-11	11-8	14-9	18-0	20-11	7-1	10-5	13-2	16-1	18-8
	Douglas fir-larch #2	7-5	10-11	13-9	16-10	19-6	6-8	9-9	12-4	15-1	17-6
	Douglas fir-larch #3	5-7	8-3	10-5	12-9	14-9	5-0	7-4	9-4	11-5	13-2
	Hem-fir SS	8-1	12-9	16-9	21-4	24-8	8-1	12-4	15-7	19-1	22-1
	Hem-fir #1	7-9	11-4	14-4	17-7	20-4	6-11	10-2	12-10	15-8	18-2
	Hem-fir #2	7-4	10-9	13-7	16-7	19-3	6-7	9-7	12-2	14-10	17-3
	Hem-fir #3	5-7	8-3	10-5	12-9	14-9	5-0	7-4	9-4	11-5	13-2
	Southern pine SS	8-5	13-3	17-5	22-3	Note b	8-5	13-3	17-5	22-0	25-9
	Southern pine #1	8-3	13-0	16-6	19-7	23-4	7-11	11-9	14-9	17-6	20-11
	Southern pine #2	7-11	11-5	14-9	17-7	20-7	7-1	10-2	13-2	15-9	18-5
	Southern pine #3	6-0	8-10	11-3	13-4	15-10	5-4	7-11	10-1	11-11	14-2
	Spruce-pine-fir SS	7-11	12-5	16-5	20-2	23-4	7-11	11-8	14-9	18-0	20-11
	Spruce-pine-fir #1	7-5	10-11	13-9	16-10	19-6	6-8	9-9	12-4	15-1	17-6
	Spruce-pine-fir #2	7-5	10-11	13-9	16-10	19-6	6-8	9-9	12-4	15-1	17-6
	Spruce-pine-fir #3	5-7	8-3	10-5	12-9	14-9	5-0	7-4	9-4	11-5	13-2

(continued)

TABLE R802.5.1(3)—continued
RAFTER SPANS FOR COMMON LUMBER SPECIES
 (Ground snow load=30 psf, ceiling not attached to rafters, L/d=180)

RAFTER SPACING (inches)	SPECIES AND GRADE	DEAD LOAD = 20 psf									
		DEAD LOAD = 10 psf					2x4	2x6	2x8	2x10	2x12
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
24	Douglas fir-larch SS	7-11	12-6	15-10	19-5	22-6	7-8	11-3	14-2	17-4	20-1
	Douglas fir-larch #1	7-1	10-5	13-2	16-1	18-8	6-4	9-4	11-9	14-5	16-8
	Douglas fir-larch #2	6-8	9-9	12-4	15-1	17-6	5-11	8-8	11-0	13-6	15-7
	Douglas fir-larch #3	5-0	7-4	9-4	11-5	13-2	4-6	6-7	8-4	10-2	11-10
	Hem-fir SS	7-6	11-10	15-7	19-1	22-1	7-6	11-0	13-11	17-0	19-9
	Hem-fir #1	6-11	10-2	12-10	15-8	18-2	6-2	9-1	11-6	14-0	16-3
	Hem-fir #2	6-7	9-7	12-2	14-10	17-3	5-10	8-7	10-10	13-3	15-5
	Hem-fir #3	5-0	7-4	9-4	11-5	13-2	4-6	6-7	8-4	10-2	11-10
	Southern pine SS	7-10	12-3	16-2	20-8	25-1	7-10	12-3	16-2	19-8	23-0
	Southern pine #1	7-8	11-9	14-9	17-6	20-11	7-1	10-6	13-2	15-8	18-8
	Southern pine #2	7-1	10-2	13-2	15-9	18-5	6-4	9-2	11-9	14-1	16-6
	Southern pine #3	5-4	7-11	10-1	11-11	14-2	4-9	7-1	9-0	10-8	12-8
	Spruce-pine-fir SS	7-4	11-7	14-9	18-0	20-11	7-1	10-5	13-2	16-1	18-8
	Spruce-pine-fir #1	6-8	9-9	12-4	15-1	17-6	5-11	8-8	11-0	13-6	15-7
	Spruce-pine-fir #2	6-8	9-9	12-4	15-1	17-6	5-11	8-8	11-0	13-6	15-7
	Spruce-pine-fir #3	5-0	7-4	9-4	11-5	13-2	4-6	6-7	8-4	10-2	11-10

Check sources for availability of lumber in lengths greater than 20 feet.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kN/m².

- a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the bearing walls, such as rafter ties, is provided at that location. When ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the factors given below:

H_C/H_R	Rafter Span Adjustment Factor
2/3 or greater	0.50
1/2	0.58
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/7.5 and less	1.00

where: H_C = Height of ceiling joists or rafter ties measured vertically above the top of the rafter support walls.

H_R = Height of roof ridge measured vertically above the top of the rafter support walls.

- b. Span exceeds 26 feet in length.

R802.3 Framing details. Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch (25.4 mm) nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.

SHEATHING

TABLE R503.2.1.1(1)
ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANELS FOR ROOF
AND SUBFLOOR SHEATHING AND COMBINATION SUBFLOOR UNDERLAYMENT^{a, b, c}

SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inch)	ALLOWABLE LIVE LOAD (psf) ^{h, i}		MAXIMUM SPAN (inches)		LOAD (pounds per square foot, at maximum span)		MAXIMUM SPAN (inches)
		SPAN @ 16" o.c.	SPAN @ 24" o.c.	With edge support ^d	Without edge support	Total load	Live load	
Sheathing ^e				Roof ^f				Subfloor ^j
12/0	5/16	—	—	12	12	40	30	0
16/0	5/16	30	—	16	16	40	30	0
20/0	5/16	50	—	20	20	40	30	0
24/0	3/8	100	30	24	20 ^g	40	30	0
24/16	7/16	100	40	24	24	50	40	16
32/16	15/32 1/2	180	70	32	28	40	30	16 ^h
40/20	19/32 5/8	305	130	40	32	40	30	20 ^{h, j}
48/24	23/32 3/4 ^k	—	175	48	36	45	35	24
60/32	7/8	—	305	60	48	45	35	32

Wall Sheathing - May consist of approved plywood, fiber board, gypsum or hardboard panels as well as 1" boards which would require diagonal bracing at corners and at 25' intervals. (Fiberboard may not be used where studs are 24" O.C.).

LIGHT VENTILATION AND CEILING HEIGHT

All habitable rooms shall have a window area equal to at least 8% of floor area, one-half of which shall be openable. For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when one-half of the area of the common wall is open and unobstructed and provides an opening of not less than 10% of the floor area of the interior room, but not less than 25 square feet.

Required windows shall open directly onto a street or public alley or a yard or court located on the same lot as the building.

Minimum ceiling height is 7'.

CRAWL SPACE

Minimum depth between bottom of joist and ground shall be 18'. Ground must be covered with an approved vapor barrier. Space shall be ventilated either to basement or outside. An access with a minimum size of 18" x 24" is required. This access if left unobstructed may also serve as vent for areas up to 250 square feet. Foam plastic insulation used in crawl spaces must be of an approved type.

ATTIC VENTILATION

MINIMUM REQUIRED ATTIC VENTILATION – 1/300 of horizontal projection of roof area – 1/2 to be in soffit, 1/2 to be in roof near ridge.

FLASH – over all exterior exposed openings.

VALLEY FLASHING

Minimum 29 gauge galvanized extending at least 8" from centerline each way. An underlay of not less than 15 pounds felt shall be provided, extending 18" each way from centerline.

COMPOSITION SHINGLES

Shall not be installed on roofs with a slope of less than 4:12 unless approved by the Building Official.

ROOF ICE BARRIER

An ice barrier shall be applied consisting of: (1) two layers of Type 15 felt applied shingle fashion and cemented together *or* (2) a self-adhering polymer modified bitumen sheet from the eave up to a point 24" inside the exterior wall line.

SLEEPING ROOMS

Every sleeping room shall have at least one window meeting all the following requirements:

1. Sill height not more than 44" above the floor.
2. Not less than 5.7 square feet of openable area.
3. Not less than 24" opening height.
4. Not less than 20" opening width.

FIRE PROTECTION

Garages shall be separated from living areas with approved material such as 1/2" Type X gypsum board, or equivalent, applied to the garage side walls and 5/8" on ceiling. A solid wood door, 1 3/8" in thickness or a 20-minute fire rated door, shall be provided where a doorway penetrates the firewall. No doorway or window shall open directly into a room used for sleeping purposes.

GARAGE MAXIMUM SIZE

The maximum allowed area of a private detached garage is 1,000 square feet.

FOAM PLASTIC INSULATION

Foam plastic insulation shall be of an approved type or shall be covered with approved material. Exposed foam plastic insulation is not allowed in any room, including crawl spaces and attics.

INSPECTIONS TO BE CALLED FOR:

- Footing When footing is excavated and formed, or slab is formed, sand cushion and reinforcement are in place.
- Framing When all framing is complete, all mechanical, plumbing, and electrical installed, but before insulating. Garages where framing will not be covered on inside does not require a framing inspection.
- Insulation When all wall insulation is in place, exterior weather barrier and ceiling/wall vapor barriers are in place.
- Fireplace Masonry smoke chamber inspections are required before the placement of flues.
- Final When all work is complete and before occupancy.

PLUMBING, HEATING (INCLUDING FIREPLACES), AND ELECTRICAL WORK

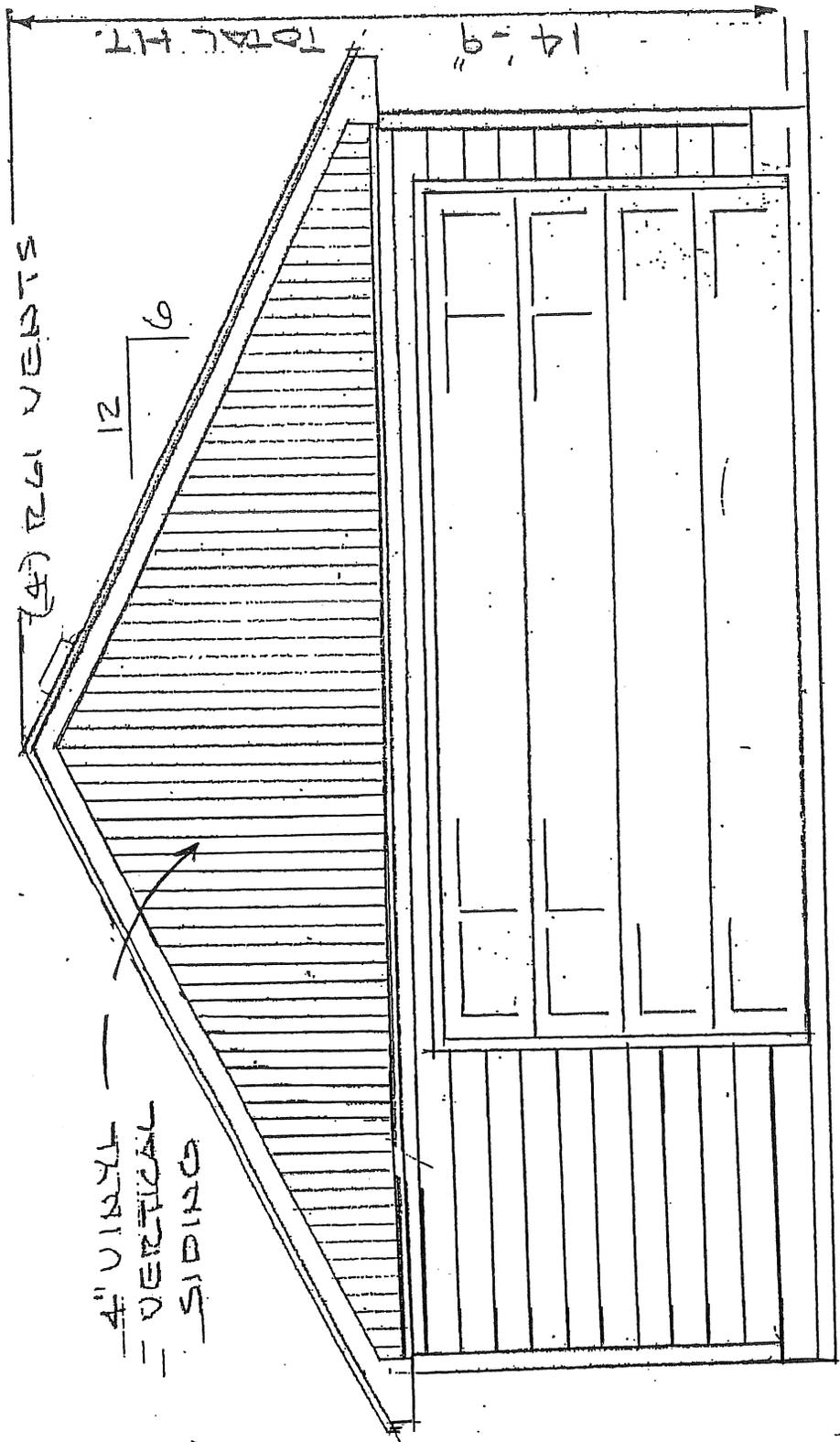
Separate permits and inspections are required for each type of work being done.

FIRE WARNING SYSTEM

When alterations, repairs, or additions requiring a permit, or when one or more sleeping rooms are added or created in existing homes, the entire building shall be provided with smoke detectors as required for new homes. Smoke detectors may be battery operated when installed in existing areas that are finished.

A smoke detector shall be installed in the basements of houses having a stairway which opens from the basement into the dwelling. Such a detector shall be connected to a sounding device or other detector to provide an alarm which will be audible in the sleeping area.

**THIS PAMPHLET IS WRITTEN AS A GUIDE TO THE MOST
COMMON QUESTIONS AND PROBLEMS AND IS NOT INTENDED
– NOR SHALL IT BE CONSIDERED – A COMPLETE SET OF REQUIREMENTS**



(4) REG VENTS

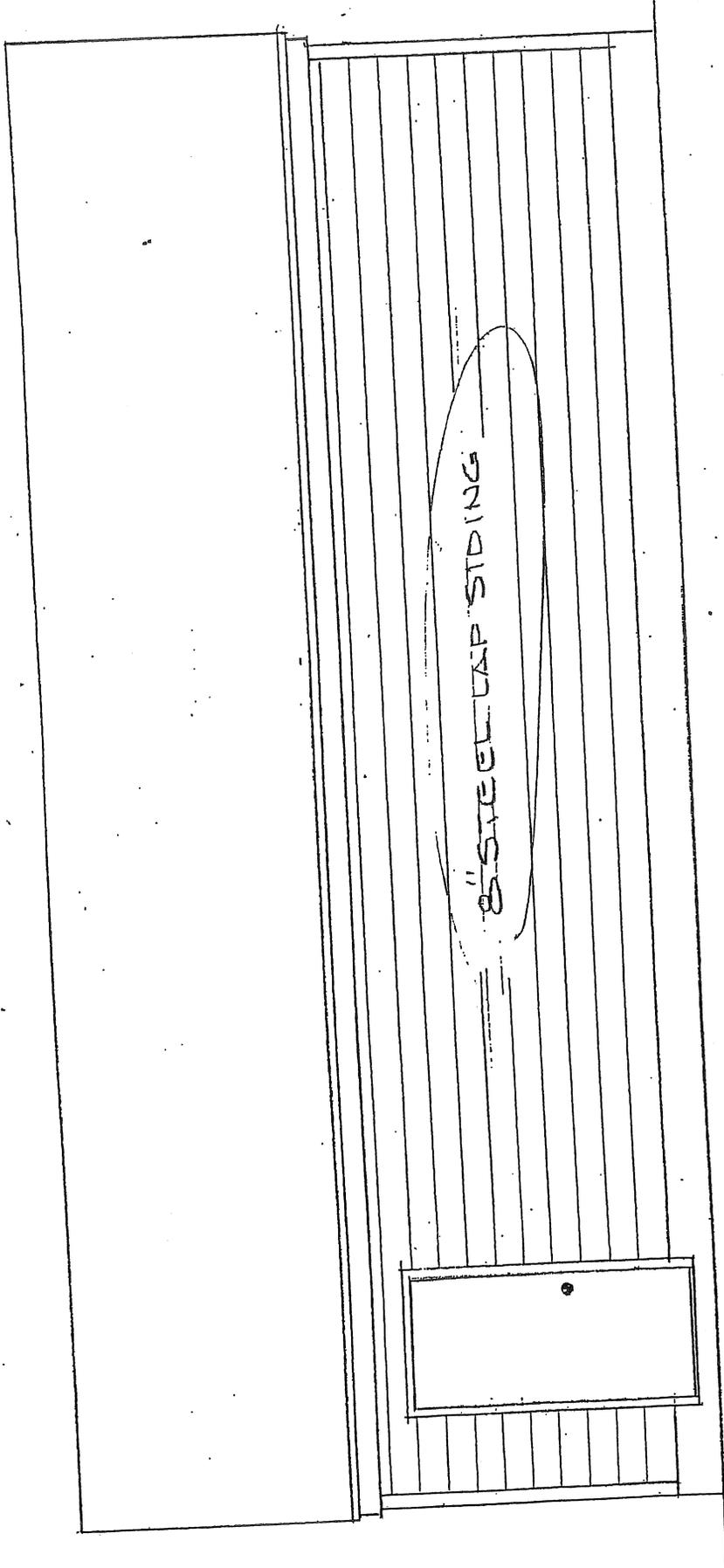
12' 6'

14'-9"

SHEDS

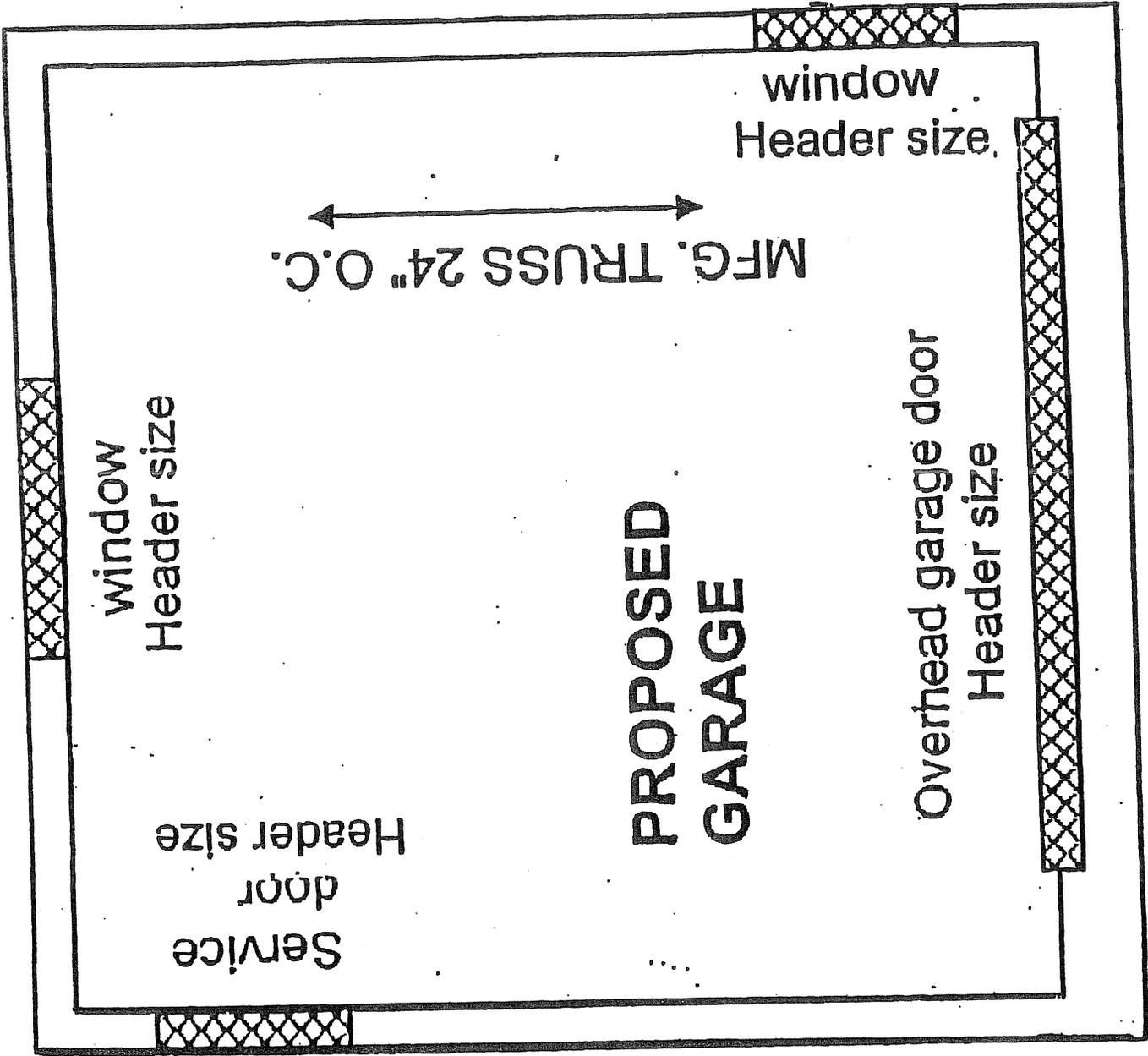
TOTAL HT.

FRONT ELEVATION



8" STEEL CLIP SIDING

SIDE ELEVATION



Plan View

ROOFING

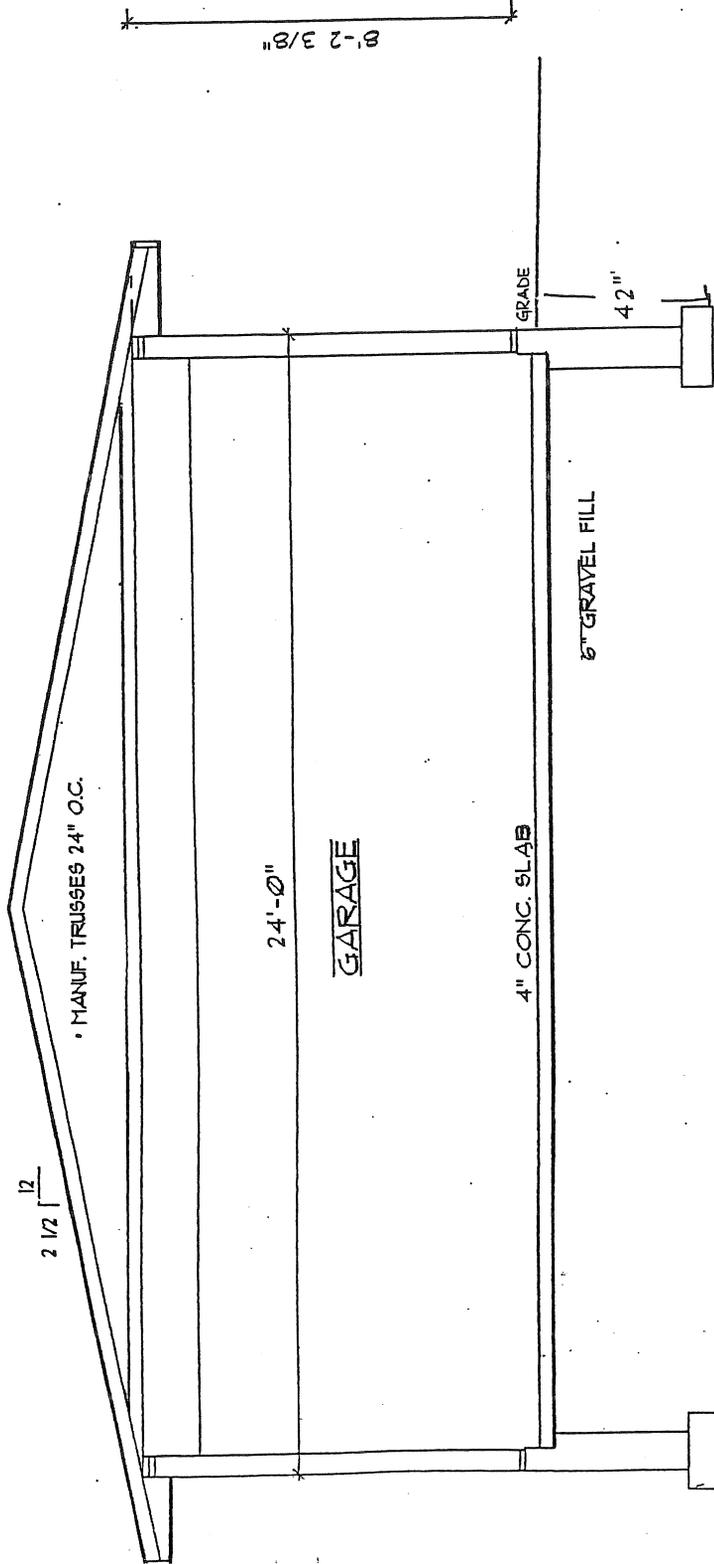
- 30 YR ASPHALT SHINGLES
- 40° COATED ROOFING FROM LEAVE TO
- 24" INSIDE BLDG. LINE
- 5/8" OSB RF. SHTG.
- MANUF. ROOF TRUSSES
- 2x6 SUB-FASCIA
- ALUM. FASCIA
- VENTED ALUM. SOFFIT

WALLS

- MATCH EXIST. SIDING
- TYVEK HOUSE WRAP
- 25/32 BUILTRITE SHTG.
- 2x4 STUDS 16" O.C.
- 2x4 TREATED SILL W/ SEALER
- 1/2" DIA. ANCHOR BOLT 6" O.C.

FDN. WALL CONST.

- 8" POURED CONC.
- W/ 2" LEDGE FOR SLAB
- 20x8 CONC. FTG.
- W/ #4 CONT. REBAR



SECTION

**ADDITION AND NEW HOUSE PLAN CHECKLIST
(INCLUDING GARAGES, SCREEN PORCHES, SHEDS, GAZEBOS, ETC.)
MINNETONKA BUILDING DIVISION**

The following items **MUST BE INDICATED** on the plan pages before submitting to the building division for review. Verify **ALL** items that apply are on your plans, then sign and date the checklist.

1. Foundation Plan Page showing all of the following:
 - Footing Type (*Strip, Pad, Pier, Etc..*)
 - Footing Size and Spacing
 - Footing Location
 - Footing Reinforcement

2. Framing Plan Page (Each Level on a Separate Page) showing all of the following:
 - Room Description (Bedroom, Great Room, Kitchen, Etc..)
 - Ceiling Height of All Rooms
 - Garage/House Separation Including Rated Door to House
 - All Walls and Openings (*Bearing and Non-Bearing*)
 - All Header/Beam Type and Size at Location
 - Floor Framing Type (*Concrete, Joist, Trusses, Etc..*)
 - Floor Framing Size and Spacing
 - Roof Framing Type (*Trusses, Rafters, Etc..*)
 - Roof Framing Size and Spacing.
 - Crawl Space Access Location
 - Attic Access Location
 - All Deck and/or Porch Framing Details

3. Cross-Section Plan Page showing all of the following:
 - Footing Size and Depth
 - Foundation Wall Type and Size (*Block, ICF, Poured, Etc..*)
 - Foundation Wall Reinforcement
 - Foundation Wall Height and Grade Line
 - Foundation Wall Exterior Waterproofing Type and Specs (*Poly-Wall, Tuff-N-Dri, Watchdog, Etc..*)
 - Foundation Wall Interior Moisture Barrier (Against Foundation Wall)
 - Foundation Wall Interior Framing Stud Size and Spacing
 - Foundation Wall Interior Insulation Type and R-Value
 - Foundation Wall Interior Vapor Barrier (Warm Side of Insulation)
 - Foundation Wall Interior Covering (Drywall, Paneling, Etc..)
 - Treated Sill Plate Size
 - Sill Bolt Size and Spacing
 - Rim Joist Insulation Type, R-Value and Specs (*Comfort Foam, Duraseal, Icynene, Thermax, Etc..*)
 - Deck and/or Porch Attachment at Insulated Rim
 - Exterior Wall Covering (*Vinyl Siding, Cedar Shakes, Stucco, Stone Veneer, Brick, Etc..*)
 - Exterior Wall Weather Barrier (*Tyvek, 2 Layers Grade-D Paper, Etc..*)
 - Exterior Wall Sheathing Type and Size (*OSB, Plywood, Etc..*)

(over)

3. (continued)

- Exterior Wall Framing Size and Spacing (Studs, Plates, Etc..)
- Exterior Wall Insulation Type and R-Value
- Exterior Wall Interior Vapor Barrier (Warm Side of Insulation)
- Exterior Wall Interior Covering (Drywall, T&G Paneling, Etc..)
- Rigid Windwash Barrier
- Roof Covering (*Asphalt Shingles, Cedar Shakes, Etc..*)
- Roof Underlayment and Ice Dam Protection
- Roof Sheathing Type and Size (*OSB, Plywood, Etc..*)
- Roof Framing Size and Spacing (Trusses, Rafters, Etc..)
- Attic Ventilation (*1" Air Space, Air Chutes, Vents, Etc..*)
- Attic Insulation Type and R-Value
- Ceiling Interior Vapor Barrier (Warm Side of Insulation)
- Ceiling Interior Covering (Drywall, T&G Paneling, Etc..)

4. Elevation Plan Page showing all of the following:

- All Sides of New House and/or Addition From Foundation Thru Roof (Including Existing Structure that Addition is to be Attached to)

5. Additional Items that must be included with plans:

- Structural Engineering for Tall Walls Over 10' High (*2-Story Entry, Vaulted Great Room, Etc..*)
- Structural Engineering for Narrow Walls that do not meet the Braced Wall Requirements of the Code (*Gable End Garage Walls, Areas with Large Windows, Etc..*)
- Engineering for All Steel Beams
- Evaluation Report and Product Specs for Foundation Waterproofing
- Evaluation Report and Product Specs for Spray Foam Insulation
- Energy Compliance Certificate (*Rescheck, Cookbook, Etc..*)
- Mechanical Ventilation Requirement Worksheet (*New Houses*)

I have looked through the plan and confirmed that all the above information is indicated on the pages being submitted.

Signature

Print Name

Date: _____