



DETACHED RESIDENTIAL STRUCTURES

(Garages, Decks, Carports and Sheds)

NUMBER REQUIRED	DESCRIPTION OF REQUIRED DOCUMENTS	SUBMITTAL	
		OPT	REQ
1	BUILDING APPLICATION FORM		X
1	PLAN REVIEW FEE <i>(Due at Submittal)</i>		X
1	ZONING CERTIFICATION FEE <i>(Due at Submittal)</i>		X
2	SITE PLAN <i>(See CDD Handout #4) 11"x17"minimal</i>		X
2	BUILDING PLANS/STRUCTURAL PLANS <i>11"x17"minimal</i>		X
2	TRUSS ENGINEERING <i>(OPT-Only if Built ON SITE)</i>		X
2	ELEVATION DRAWINGS		X
1	LOT COVERAGE/IMPERVIOUS SURFACES COVERAGE INFORMATION <i>(For all Buildings ON SITE)</i>		X

COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION REQUIREMENTS

The City of Lakewood Building Division enforces the 2009 series International Residential Code and Uniform Plumbing Code as adopted by City of Lakewood Ordinance. These codes set forth the minimum standards for sound construction and fire-life-safety issues.

PERMITS

A permit is required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building. (Sec R105, IRC) Permits can be obtained at the Community Development Department permit counter.

PLANS

Two complete sets of plans (copies made on substantial paper) must be filed at the time application is made for a permit. Plan sets shall be clear and legible, stapled together, in order, with each page numbered consecutively. **NO PENCIL DRAWINGS WILL BE ACCEPTED.**

Plan sets must include the following:

- Site Plan (per Planning guidelines)
- Foundation Plan
- Floor Plan (for each floor)
- Floor Framing Plan (for each floor)
- Roof Framing Plan
- Elevations (front side and back views)
- Complete construction details including material, sizes, connection details and any details of special features.

INFORMATION REQUIRED ON PLANS

Engineering – when provided shall be prepared by an engineer licensed in the State of Washington. Structural calculations are required to be separated from the structural drawings. The cover sheet of the calculations and each sheet of structural drawings prepared by a licensed professional shall be 'wet' stamped.

Foundation Plans – scale $\frac{1}{4}'' = 1'-0''$

- Plan view of foundation – show the size and shape with a dashed line for the footing. Show size and locations of all underfloor support footing pads.

Floor Plans – scale $\frac{1}{4}'' = 1'-0''$

- Label the use of each room.
- Openings – show and size all wall openings (door and window). Label all safety-glazed openings. Call out on the plans the size and location of the attic access and any other openings in the ceiling.
- Doors – call out sizes and show direction of swing.
- Stairs – show direction of travel (up or down).
- Occupancy separation – indicate one-hour separation required between the garage and living area. Typically $\frac{1}{2}''$ type X gypsum wallboard is used on walls adjacent to the living area and on walls supporting one-hour rated ceilings. Ceilings typically have (1) layer of $\frac{5}{8}''$ type X gypsum wallboard on framing members spaced not greater than 16" on center or (2) layers on framing members spaced not greater than 24" on center. Doors shall be self-closing, tight fitting, 1- $\frac{3}{8}''$ solid core wood or 20 minute fire rated metal.

Framing Plans – Floor/Ceiling

- Layout – show the layout direction of all floor joists, indicating any cantilevered areas. Show sizes and direction of supporting beams. Clearly indicate deck areas and the requirement for treated materials.
- Materials and species – show floor and deck framing including size, species, grade and spacing.
- Connectors – beam to beam, post to beam and joist hangers. Call out size and locations.
- Miscellaneous structural components – show doubled joists, blocking, headers, bearing points, etc.
- Stairs – show locations of rough openings, headers, double joists, etc.

Framing Plans - Roof

- Layout – show direction of layout for ceiling joists, rafters and trusses.
- Roof members – call out size, spacing, species, grade and all headers and beams. Show and label hip masters, hip jacks, end jacks, girder trusses, common trusses, hangers, bearing areas, etc.
- Connectors – call out sizes and locations.
- Ridges, hips and valleys – call out size and species of ridge board, hip rafter, valley rafter and purlins.
- Skylites – call out sizes and locations.

Elevations – scale $\frac{1}{4}'' = 1'-0''$

- Exterior elevations – show all four-elevation views of the exterior of the building. Indicate the locations of all windows and doors.
- Exterior finishes – siding type, roofing type, veneers, etc.
- Vertical dimensions – show the height of each story.
- Existing and finish grade.

Cross Sections and Details- scale $\frac{3}{4}'' = 1'-0''$

- Provide a section cut through the entire structure. This is usually through the most complicated portion of the structure. Indicate areas that are detailed. This can be drawn to a scale of $\frac{1}{4}'' = 1'-0''$.

- Foundation footings and walls – show footing and wall sizes, required structural steel, anchor bolts and required (6) inch separation between wood and soil at exterior grade.
- Floor – call out the proposed floor system. Show size and type floor sheathing, joists and joist spacing, and insulation.
- Wall – call out the wall system. Show siding, wind infiltration barrier, sheathing, stud size and spacing, insulation type, vapor barrier and inside wall covering. Indicate minimum seven-foot ceiling height.
- Truss to wall – show connections of trusses to wall plate, blocking, venting, insulation and insulation baffle, roof sheathing, type roofing, and overhang and roof pitch.
- Stairs – show stair rise, run, handrails, landing and headroom dimensions. Indicate fireblocking in walls when area under stairs is not finished. Show one-hour fire protection in areas under stairs that are finished.
- Guardrails and handrails – show heights and spacing of pickets. Handrails are required on stairs with four or more risers. Guardrails are required on decks more than thirty (30) inches above grade.

Lateral Bracing Requirements

- Buildings of conventional design shall have wall bracing designed per IRC sections 602.10 and 602.11. Where a building, or portion thereof, does not comply with these sections, they shall be designed by a licensed Architect or Engineer.
- All braced wall panels shall be clearly indicated on the plans. Construction of these panels shall comply with sections R602.10.3 and R602.10.6, IRC.



6000 Main St. SW, Lakewood, WA 98499
Phone: (253) 512-2261

BUILDING PERMIT APPLICATION

SITE ADDRESS: _____

PARCEL #: _____

PROPERTY OWNER/TENANT: (mandatory)

Name: _____ Daytime Phone: _____

Mailing Address: _____ Fax No.: _____

City/State/Zip: _____

APPLICANT: (mandatory)

Name: _____ Daytime Phone: _____

Mailing Address: _____ Fax No.: _____

City/State/Zip: _____

Will the applicant be the contact person? YES or NO **If other, please specify below:**

Contact person: _____ Daytime Phone: _____

Mailing Address: _____

City/State/Zip: _____

CONTRACTOR: (mandatory)

Name: _____ Daytime Phone: _____

Mailing Address: _____ Fax No.: _____

City/State/Zip: _____ License No.: _____

Expiration Date: _____

ARCHITECT/ENGINEER/DESIGNER: (if applicable)

Contact person: _____ Daytime Phone: _____

Mailing Address: _____

City/State/Zip: _____

APPLICATION TYPE: (please circle) **COMMERCIAL** or **RESIDENTIAL**

APPLICATION SUB-TYPE: (please circle) **NEW** **ADDITION** **REMODEL** **REPAIR** **RE-ROOF**

WORK DESCRIPTION: _____

BLDG #: _____ STE. #: _____ APT. #: _____ UNIT #: _____

OCCUPANCY: _____ OF UNITS: _____ # OF BUILDINGS: _____

EXISTING SQFT: _____ NEW SQFT: _____

CONSTRUCTION TYPE: _____

BLDG. HEIGHT: _____ # OF STORIES: _____

OF BEDROOMS: _____ # OF BATHROOMS: _____

HEATING SYSTEM: (please circle) ELECTRIC GAS OIL HEATPUMP

INDOOR AIR: (please circle) SPOT WHOLE HSE INTEGRATED RECOVERY

ENERGY: (please circle) PRESCRIPTIVE COMPONENT PERFORMANCE

OF FIREPLACES: _____

FIRE SPRINKLERS – EXISTING AREA: _____ FIRE SPRINKLERS – NEW AREA: _____

ESTIMATED VALUE OF CONSTRUCTION: _____

FLOOR AREAS					
	EXISTING	REMODEL	ADDITION	NEW	TOTAL
BASEMENT					
1 ST FLOOR					
2 ND FLOOR					
3 RD FLOOR					
DECK					
GARAGE					
CARPORT					

AUTHORIZED AGENT/OWNER SIGNATURE:

By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge and that I am the owner of the premises where the work is to be performed, or I am acting as the owner's authorized agent. I further agree to hold harmless the City of Lakewood as to any claim (including costs, expenses and attorney's fees incurred in investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Lakewood, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as part of this application.

Signature of Authorized Agent/Owner

Date

OFFICE USE ONLY:

PERMIT #: _____ BUSINESS LICENSE #: _____

TITLE: _____ BIN #: _____

ZONE: _____ ZONING USE TYPE: _____

DATE PERMIT APPLICATION RECEIVED: _____ RECEIVED BY: _____



**CITY OF LAKEWOOD
COMMUNITY DEVELOPMENT
DEPARTMENT HANDOUT # 4**

**SINGLE FAMILY RESIDENTIAL
SITE PLAN REQUIREMENTS**

A detailed site plan shall be drawn to scale. The site plans must include the following information to be considered complete:

1. Site address
2. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development in the area.
3. Property lines.
4. North arrow and decimal engineering scale (ie. 1"=20'; **not** 1/8"=1' architectural scale).
5. Pierce County tax parcel number.
6. Lot dimensions and total square footage.
7. All existing and proposed public and private roads, driveway accesses and road right-of-ways with dimensions and road names, abutting the site and/or used to access the site.
8. All easements (access, utility, railroad, stormwater, etc.). Indicate type and dimensions of easement.
9. All major manmade or natural features (slopes, railroad tracks, etc.).
10. Proposed and existing building locations.
11. Dimensions and square foot area of all existing and proposed new structures on the site.
12. Dimensions and square foot area of all structures or pavement expected to be removed from the site.
13. Building footprint and square footage.
14. Dimensions of all setbacks (distance from the wall of all existing and proposed structures to property lines).
15. Location of all paved areas including sidewalks, patios, and paved vehicular maneuvering area to be provided in front of any residential garage or carport. The minimum paved vehicular maneuvering area shall be twenty (20) feet in front of the garage or carport vehicular entry and the minimum width shall be the total width of the garage or carport vehicular entry opening(s).
16. The location of gravel or paved parking pad(s) for the storage of recreational, sporting or utility vehicles.
17. Existing and proposed fences or retaining walls (specify type and height of fence or wall).
18. The location of any structures on abutting properties that are within 5 feet of the property line.
19. Water features or wetlands, including but not limited to, lakes, ponds, saltwater, year-round or seasonal streams, creeks, wetlands, gully or natural drainage way, drainage ditches, etc.
20. Critical areas, such as slopes, wetlands, shorelines, and wildlife habitat.
21. Contours at two-foot intervals if any portion of the lot that will be developed contains slopes in excess of 10%.
22. A stormwater control plan if any portion of the lot that will be developed contains slopes in excess of 10%.
23. An erosion control plan if any portion of the lot that will be developed contains slopes in excess of 10%.
24. A geotechnical assessment if any portion of the lot that will be developed contains slopes in excess of 10%.
25. Data required to be listed on the site plan:
 - a. Percent of site covered by structures.
 - b. Percent of site covered by impervious surface.
 - c. Total square footage of paved area.

26. New dwellings and residential additions adjacent to a shoreline, shoreline buffer, wetland or wetland buffer also require:
- a. A professional survey that contains and illustrates:
 - (1) The lot boundaries.
 - (2) The ordinary high water mark.
 - (3) The applicable shoreline setbacks.
 - (4) The topographic lines using two (2) foot contours.
 - (5) The location of building footprint.
 - (6) The elevation of all corners of the proposed structure.
 - (7) The location of any proposed docks/ramps and bulkheads.
 - (8) The limits of proposed grading activity, soil disturbance and vegetation removal.
 - (9) The location of all existing vegetation within the applicable shoreline setback, including riparian buffers.
 - (10) Sketch(es) showing proposed excavation, fill, and post-construction grade changes in relation to pre-construction grades.
 - b. An erosion control plan.
 - c. A stormwater control plan.
 - d. A tree retention plan

Additional information may be required based on the specific project and/or site. All large maps must be folded to fit into an 10 x 13-inch envelope with the application name of the plan showing.

Handouts and application forms may be revised without notice.