Construction Plans: (1-Full Size and 1-11”X17” or smaller – to scale)

Verify that all of the following are provided:

- Recognized architectural scale, i.e. 1/8” = 1’ or ¼” = 1’ etc.
- Floor plan(s) (Label the use of all rooms, i.e. bedroom, bathroom, kitchen etc.)
- Elevations of all sides, i.e. North, South, East and West.
- Foundation plan (Show location of ventilation, underfloor access, piers, size, etc.)
- Floor framing plan (Show framing member dimensions, spacing, spans and wood species.)
- Roof framing plan (Show framing member dimensions, spacing, spans, species, hips, valleys, overhangs, etc.)
- Building Cross Section (Show from outside wall to outside wall and label all building materials to be used.)
- Deck framing plan (Show location on floor & foundation plan and include detail per KC deck brochure.)
- List of all required special inspections (verify with engineer of record, if applicable, i.e. concrete, welding, etc.)

Verify that the Construction plan sheets contain all of the following in detail:

- All required fire separation walls (i.e. separation of dwelling to garage, etc.)
- Stair details (Including handrails, rise and run, stair width, landings, etc.)
- Guardrails for landings or walking surfaces greater than 30” above grade.
- fireplace(s) and/or stove locations; fuel type ______; Type(s)__________
- All gas (propane or natural) fueled appliances must be identified on the plans.
- Fire extinguishing system (sprinkler) an additional, separate permit is required.
Structural Information: If any of the following conditions exist, Engineering Analysis & Design or project re-design is required. (If entire structure is engineered, skip to line # 90)

_____Non-conventional framing must conform to IRC 2012 (steel, foam panel, etc.)
_____Bearing walls exceeding 10’ in height
_____All Structural members supporting concentrated point loads. (i.e.: large gravity loads bearing at a specific point on a beam) Must be identified & calculations provided.
_____Covered porches or roof extensions greater than 6’ must meet Kitsap County Detail.
_____All braced wall lines and braced wall panel types and locations must be clearly indicated on the plans.
_____The proposed structure must satisfy the minimum IRC prescriptive braced wall requirements.

Unusual Shapes:  (Some exceptions apply, see IRC R301.2.2.2.5 #1 thru 7)
If any of the following conditions exist for your project, an engineered analysis & design will be required by a WA State Licensed professional.

_____Braced wall panels offset from the vertical plane directly above the foundation.
_____Any floor or roof not laterally supported on all edges by braced wall lines.
_____Any roof or floor extending more than 6 feet beyond a braced wall line.
_____Any required braced wall panel (BWPs) extending more than 1 ft over an opening in the wall below (BWPs may extend over an opening 8 ft or less in width if the header meets criteria.)
_____Any floor openings more than 12' wide or more than 50% of the least floor dimension.
_____Any portion(s) of the floor level vertically offset such that the floors cannot be tied together.
_____Any braced wall lines that do not meet in a perpendicular direction?

Structural engineering documents (If engineering is performed, the following must be included):
Please Check Box

☐ Coversheet identifying the project location, scope, and the design professionals address and phone number.
☐ Design Criteria indicated: 2012 IBC/IRC, Ground Snow load 30 psf; Wind 85 mph, Exposure B, C etc; Seismic D2.
☐ Stamped & Signed structural calculations, general notes & all structural plan sheets. (2 sets)
☐ WA State registered engineer’s or architect’s original seal, signature, signature date, & registration expiration date.
☐ All engineers’ or architects’ construction requirements must be clearly and accurately be transferred to the plans, if drawn by another person.