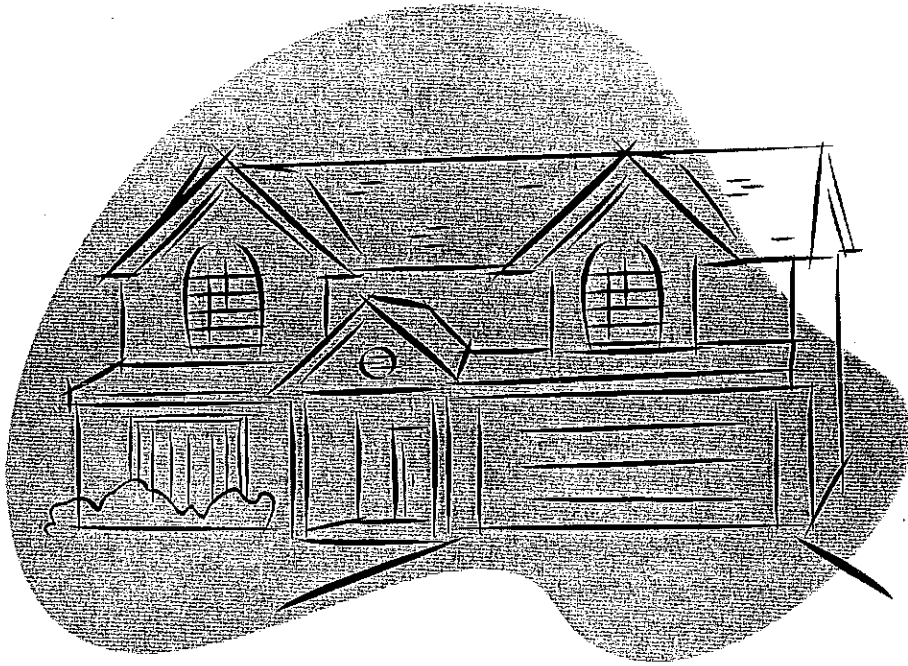


How to Obtain a
Building Permit
for Residential Work



NEW • REMODEL • ADDITION • REPAIR



Building Division
321 E. Fifth Street
Port Angeles, WA 98362
360-417-4815

City of Port Angeles
Community & Economic Development
Building Division
321 E. 5th St.
Port Angeles, WA 98362
360-417-4815 Permit Technician
360-417-4711 Fax



RESIDENTIAL BUILDING / PLUMBING/ MECHANICAL PROJECT PACKET

CONTENTS

1. Frequently Asked Questions
2. Building / Plumbing / Mechanical Permit Application – Long Form
3. Prescriptive Energy Code Form
4. Zoning Development Standards (setbacks, etc.)
5. Sample Site Plan
6. Concrete Foundation Wall & Footing Detail
7. Instructions For Working Drawings: Foundation Plan & Wall Sections

More information, forms, and handouts are available upon request or by download from www.cityofpa.us under the "Permits" section:

- Building / Plumbing / Mechanical Permit Application – Short Form
- Building, Mechanical, Plumbing and Sign Permit Fee Listing
- Permitting Timelines
- Vision Clearance Safety Triangle (fences, etc.)
- Structural Design Criteria & Codes In Effect
- Inspections & Signing Up For Utilities
- Residential Fire Sprinklers And/Or Fire Alarms
- Fire-Related Permit Application
- Residential Plans Guidelines
- Manufactured Home Requirements
- Manufactured Home and/or Garage Plan Review Guidelines
- Electrical Work Permit Application Form
- Pools & Spas
- Renovations That Disturb Lead-Based Paint
- Erosion & Sediment Control Practices

Business Hours: Monday – Friday 8:00 am to 5:00 pm

Payments:

We accept credit and debit card payments (no American Express) from 8:00 am - 5:00 pm.
Cash or checks are accepted: Mon–Thurs 8:30 am - 4:00 pm and Fri 8:30 am -12:30 pm.

BUILDING PERMIT SUBMITTAL GUIDELINES

For projects that **do not require plan review** (most re-roofing, re-siding, above ground swimming pools / spas, demolition, and small repairs / plumbing / mechanical projects) submit the Building / Plumbing / Mechanical Permit Application – **Short Form**.

For projects that **require plan review** (new structures, remodels, additions, solar panels, complex repairs / plumbing / mechanical projects) submit the Building / Plumbing / Mechanical Permit Application – **Long Form** (and any needed plans etc.) that it specifies.

T:Building/Handouts/Residential building-plumbing-mechanical project packet

FREQUENTLY ASKED QUESTIONS

Why are permits needed?

Permits help safeguard the health, safety, and welfare of the community and ensure energy efficiency. Permits pay for inspection services to ensure compliance with various development codes required by local and state laws. There are legal and financial liabilities for working without a permit. Additionally, serious complications may result when trying to sell a home, or when filing an insurance claim for non-permitted structures.

What is the maximum size structure I can build and not need a building permit?

One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses with a floor area of 120 square feet or less do not need a building permit. Even non-permitted structures need to **comply with the specific zoning setbacks** of the property.

Does a fence need a building permit?

Fences up to six feet tall do not require a building permit. Build the fence on your own property, not on any easements or on anyone else's property, and comply with the Vision Clearance Safety Triangle requirements. **Fences taller than six feet require a building permit** and must comply with specific zoning setbacks of the property.

Does a retaining wall need a building permit?

Yes, if it is over 48-inches high.

Does a deck need a building permit?

If the deck is uncovered, and the walking surface is 30-inches or less above the ground (natural grade of the land), then it doesn't need a permit. If the deck is covered or the walking surface is higher than 30-inches off the ground, a permit is required.

Do I need a demolition permit to demolish a structure?

Yes, if an entire structure will be removed. Submit the City of Port Angeles' Building / Plumbing / Mechanical Permit Application – Short Form. Also contact the Olympic Region Clean Air Agency (ORCAA) at 360-417-1466 or www.orca.org to discuss their demolition permit requirements.

Do I need a building permit to replace a window?

No permit is needed if you replace an old window with a new window of the same size. If you change the framing to add a new window or enlarge the window size, a permit is needed.

Do I need a swimming pool permit for a temporary pool?

A swimming pool that is 24 or more inches deep needs a permit. Submit the Building / Plumbing / Mechanical Permit Application – Short Form. The swimming pool also needs to be surrounded by an approved fence or barrier at least 48 inches tall.

What types of activities require a building permit?

A building permit is required for most construction including re-roofing, re-siding, repair or replacement of a foundation (termite damage, etc.), most repair, alteration, enlargement, or conversion of a structure.

What types of activities require a plumbing permit?

A plumbing permit is required to install, relocate, or replace a water heater, water line, or lawn sprinkler system backflow protection device, and adding or relocating a sink, toilet, shower, tub, washing machine, etc.

What types of activities require a mechanical permit?

A mechanical permit is required to install, relocate, or replace a heating or cooling system, wood-burning stove, pellet stove, fireplace or fireplace insert, ventilation fan, propane tank, gas line, dryer ventilation, etc.

Who may obtain a permit?

The property owner, a licensed contractor, or an authorized agent of the property owner.

Will I need any other permits besides what is listed above?

Your project may require a **Public Works** permit if it includes a new or re-located sewer or water service, excavation, clearing, grading, filling of more than one acre or import/export of more than 100 cubic yards of material, work in a City right-of-way, new driveway openings, site drainage, parking lots, downspouts, etc. Contact the Public Works Department at 360-417-4812 or 417-4806.

Your project may require an **Electrical** permit if any wiring changes will be made or if you will be installing a spa or hot tub, etc. Contact the Electrical Inspector at 360-417-4735.

Your project may require **Land Use** permits if it is a conditional use, special use, needs a zoning lot covenant, boundary line adjustment, or if work is to be done in an environmentally sensitive area, work regarding a wetland, shoreline, etc. Contact the Community and Economic Development Department, Planning Division at 360-417-4750.

TIMEFRAMES FOR OBTAINING PERMITS

The following permits are usually issued **over-the-counter**, without the need for plan review: re-roofing, re-siding, above-ground swimming pools / spas, and small repairs / plumbing / mechanical projects.

If the project is a remodel (no additional square footage), the permit usually is issued **within a week**.

A permit for a fire sprinkler system or a fire alarm permit usually takes only a **few business days**. The Fire Marshal does the plan review for these permits.

Permits for new structures (homes, garages, additions, or any other increase in lot coverage) usually take **10 - 14 business days**.

INSPECTIONS

It is the contractor's or owner/builder's responsibility to call and schedule inspections, including the final building inspection. If you have questions about what inspections are needed for your project, contact the Building Division at 360-417-4815 or use the Building Division e-mail at permits@cityofpa.us. (The phone numbers to call for inspections are listed on the various permits.)

Building permits are good for six months. After receiving each inspection, the permit is good for another six months. If needed, a letter requesting a six-month permit extension may be submitted for review & approval by the Building Inspector or Planning Manager. If no inspection is done within 180 days, and no permit extension request letter is submitted, the permit will expire. It is important to obtain final inspections on all permits.

BUILDING / PLUMBING / MECHANICAL PERMIT APPLICATION - LONG FORM

(To be used for projects that **require plan review.**)

City of Port Angeles
Attn: Building Permit Technician
321 E. 5th St., Port Angeles, WA 98362
360-417-4815 fax: 360-417-4711
Hours: Mon through Fri 8 – 5 pm

Please print in ink.

Date Received _____
Permit # _____
Date Approved _____
Approved by _____

Credit card payments are accepted Mon-Fri 8-5 pm (no American Express)
Cash & checks are accepted Mon-Thurs 8:30-4 pm & Fri 8:30-12:30 pm

Contact person:	Phone:
Property owner:	Phone:
Property owner's mailing address:	
Contractor's business name: (or property owner's name if he/she is doing/overseeing the work)	Phone:
Contractor's mailing address:	
Contractor's L&I license number:	Expiration date:

Project Address:

Project Type: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Multi-family	
Project Business Name: (for commercial, industrial, or multi-family projects)	Zoning:
Parcel #	Lot #

Complete only the portions of this permit that are relevant to your project.

() _____ Pay the plan check fee (based on the valuation of the project) at the time of submittal

Residential Projects submit:

- () _____ **Two sets of plans*** (including engineering calcs, geotech reports, etc. if applicable)
() _____ Prescriptive Approach – Simple Form (confirming conformance to the Energy Code)

Commercial Projects submit:

- () _____ **Three sets of plans*** (including engineering calcs, geotech reports, etc. if applicable)
() _____ Paperwork confirming conformance to the Energy Code
() _____ For **large projects**, a **pre-construction meeting** with various City department personnel is **highly recommended**. To schedule a pre-construction meeting, contact the Planning Manager at (360) 417-4750.
() _____ Additional information may need to be submitted including:
landscape plan, parking plan (including ADA spaces, ramps, etc.), utilities (existing & proposed), curbs, sidewalks, storm water plan, etc.

For Additions & New Structures also submit:

() _____ **Site plan** (8 1/2" x 11") showing all structures (existing & proposed), setbacks, & new driveways

* If an architect or engineer drew the plans or calculations, include at least one **"wet-stamped"** set of plans and/or calculations.

T:Forms/Building Division/Building/Plumbing/Mechanical Permit Application – Long Form (Revised 2011)

Repair / Solar Panels / Miscellaneous: (explain the project) _____

Project Valuation \$ _____ *

Remodel: (explain the project, including how the building space is currently being used and what the new, remodeled use will be) _____

Project Valuation \$ _____ *

(✓) _____ If the space will change from commercial to residential, submit:
"Checklist – Converting Commercial Space into Residential Space"

Addition: (explain the project and complete & submit page 3) _____

Maximum height of the new addition _____ feet Project Valuation \$ _____

New Structure: (explain the project and complete & submit page 3) _____

Maximum height of the new structure _____ feet Project Valuation \$ _____

PLUMBING PERMIT: Will there be **ANY** plumbing changes (items moved, added, replaced, or altered)
Check one:
No _____ Yes _____ (✓) _____ If yes, complete & submit page 4 "Plumbing Changes"

MECHANICAL PERMIT: Will there be **ANY** mechanical changes (items moved, added, replaced, or altered)
Check one:
No _____ Yes _____ (✓) _____ If yes, complete & submit page 4 "Mechanical Changes"

Will a lawn sprinkler system be installed? _____ Occupancy group _____ # of bedrooms _____
Will a fire sprinkler system be installed? _____ Occupant load _____ # of full baths _____
Construction type _____ # of half baths _____

***Homeowner:** If you will be doing / overseeing the work, then the project valuation will be determined by doubling the cost of materials, to reflect the value the repair adds to your property.
Cost of materials _____ x 2 = Project Valuation \$ _____

I have read and completed this application and know it to be true and correct. I am authorized to apply for this permit and understand that it is my responsibility to determine what permits are required, and to obtain permits prior to working on projects.

Date _____ Signature _____

Print Name _____

<u>Floor Areas</u>	<u>Existing square footage</u>	<u>New square footage</u>	<u>Price per new square foot</u>		
Basement	_____	_____	x _____	=	\$ _____
1 st Floor	_____	_____			_____
2 nd Floor	_____	_____			_____
3 rd Floor	_____	_____			_____
Garage	_____	_____			_____
Carport	_____	_____			_____
Covered Porch	_____	_____			_____
Deck	_____	_____			_____
(> 30" high)*	_____	_____			_____
Deck	_____	_____			_____
(≤ 30" high)*	_____	_____			_____
Shed	_____	_____			_____
Other	_____	_____			_____
Other	_____	_____			_____
					Remodel project valuation _____
					TOTAL VALUATION \$ _____

* Walking surface of the deck above ground

For residential building projects the minimum square foot valuation we accept is:

Dwelling \$85.00 per sq. ft. garage/utility/misc.structure \$30.00 per sq. ft. porch/deck/carport \$12.00 per sq. ft.

LOT COVERAGE & SITE COVERAGE

Lot coverage is the amount or percent of ground area on which buildings are located.

It includes: houses, garages, carports, covered patios, cantilevered portions of buildings, roof overhangs that are longer than 30-inches, uncovered decks or porches having walking surfaces higher than 30-inches off the ground, etc.

Total footprint of structures _____ sq. ft. ÷ lot size _____ sq.ft. = **Lot coverage** _____ %

Site Coverage is the amount of impervious surface on a parcel, including structures, paved driveways, sidewalks, patios, and other impervious surfaces. (see Port Angeles Municipal Code 17.94.135 for exemptions)

Does the project include a new driveway? yes no
 If yes, what will the driveway be made of? cement asphalt gravel other

(NOTE: 18 feet is the recommended minimum driveway length for residential projects)

Does this project include a new parking pad? yes no
 If yes, what will the parking pad be made of? cement asphalt gravel other

- a) Total footprint of structures _____ sq. ft. (existing & new)
 b) Total concrete, asphalt, & other impervious surfaces _____ sq. ft. (existing & new)
 c) Add lines "a" & "b" above to get the total impervious _____ sq. ft. (existing & new)

Total impervious _____ sq. ft. ÷ lot size _____ sq. ft. = **Site coverage** _____ %

PLUMBING CHANGES

Check "No" or "Yes" (and enter quantities) for each line item.

<u>Type</u>	<u>Plumbing Changes</u>		<u>(Moved, Added, Replaced, or Altered)</u>
Sink (hand, mop, floor etc.)	___ No	___ Yes	___ Quantity
Toilet	___ No	___ Yes	___ Quantity
Bathtub	___ No	___ Yes	___ Quantity
Shower	___ No	___ Yes	___ Quantity
Washing Machine	___ No	___ Yes	___ Quantity
Hot Water Heater	___ No	___ Yes	___ Quantity
Water Line (meter to structure)	___ No	___ Yes	___ Quantity
Re-plumb the structure	___ No	___ Yes	___ Quantity
Sewer Line	___ No	___ Yes	___ Quantity
<u>Backflow Prevention Device Types:</u>			
Beverage Machine	___ No	___ Yes	___ Quantity
Landscape Watering System	___ No	___ Yes	___ Quantity
Fire Sprinkler System ≤ 2 inch line	___ No	___ Yes	___ Quantity
Fire Sprinkler System > 2 inch line	___ No	___ Yes	___ Quantity

Please list all other planned plumbing changes or additions that aren't listed above.

MECHANICAL CHANGES

Check "No" or "Yes" (and enter quantities) for each line item.

<u>Type</u>	<u>Mechanical Changes</u>		<u>(Moved, Added, Replaced, or Altered)</u>
Furnace, heat pump, or forced air unit ≤ 5 tons	___ No	___ Yes	___ Quantity
Furnace, heat pump, or forced air unit > 5 tons	___ No	___ Yes	___ Quantity
Ductless heat pump	___ No	___ Yes	___ Quantity
Wall (recessed) heater	___ No	___ Yes	___ Quantity
Baseboard heater	___ No	___ Yes	___ Quantity
Steffes room heater	___ No	___ Yes	___ Quantity
Wood-burning stove	___ No	___ Yes	___ Quantity
Pellet stove	___ No	___ Yes	___ Quantity
Radiant floor heat	___ No	___ Yes	___ Quantity
Gas fireplace or freestanding stove	___ No	___ Yes	___ Quantity
Gas cooking stove	___ No	___ Yes	___ Quantity
Propane tank set	___ No	___ Yes	___ Quantity
Gas line	___ No	___ Yes	___ Quantity
Boiler	___ No	___ Yes	___ Quantity
Clothes Dryer	___ No	___ Yes	___ Quantity
Ventilation fan (single duct)	___ No	___ Yes	___ Quantity
Hood & duct mechanical exhaust	___ No	___ Yes	___ Quantity
Ventilation system (not part of a heating or air conditioning system)	___ No	___ Yes	___ Quantity
Air handler	___ No	___ Yes	___ Quantity
Evaporative cooler (non-portable)	___ No	___ Yes	___ Quantity

Please list all other planned mechanical changes or additions that aren't listed above.



CITY GOVERNMENT

PRESCRIPTIVE APPROACH-SIMPLE FORM

For the Washington State Energy Code (WSEC) 2009 Edition
Climate Zone 1

Site Information:

Lot: _____
 Address: _____
 City: _____
 State: _____ Zip: _____
 Contact: _____
 Phone: _____
 Phone 2: _____
 FAX: _____

Building Department Use Only:

Permit # _____
 Notes:

WSEC Table 6-1
PRESCRIPTIVE REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL OR DUPLEX
CLIMATE ZONE 1
 (Unlimited Glazing Option Only)

Option	Glazing Area % of Floor	Glazing U-Factor		Door U-Factor	Ceiling	Vaulted Ceiling	Wall Above Grade	Wall Interior Below Grade	Wall Exterior Below Grade	Floor	Slab on Concrete
		Vertical	Overhead								
III	Unlimited	0.30	0.50	0.20	R-49 or R-38 adv	R-38	R-21 int	R-21 TB	R-10	R-30 / U=0.029	R-10 2'

This Project complies with the following:

- ✓ The project is a single-family residence or duplex.
- ✓ The project is a wood frame OR all of the insulation is interior or exterior of the framing.
- ✓ All building components meet the requirements listed above.
- ✓ The project will meet all other provisions of the WSEC and VIAQ.

The Project will take advantage of the following exceptions to the prescriptive option.

- 602.6 Exception 2.** One unlabeled or untested exterior swinging door, 24 sq.ft. or less, may be installed per unit for ornamental, security, or architectural purposes.
Location of the door taking this exception: _____
- 602.6 Exception 2.** If a door is mostly glass, it should meet the requirement of the vertical glazing U-factor listed above.
Location of the door(s) taking exception: _____

Type of Heat Source: _____



PORT ANGELES MUNICIPAL CODE ZONING REGULATIONS SUMMARY

The intent of the table below is to provide a quick reference for some of the zoning requirements in the City of Port Angeles. For specific detailed requirements the Port Angeles Municipal Code Title 17 must be consulted.

ZONE/DENSITY	MINIMUM LOT AREA (sq. ft.)	MINIMUM LOT WIDTH (sq. ft.)	MAXIMUM LOT / SITE COVERAGE (%)	MAXIMUM BUILDING HEIGHT (ft.)	YARD REQUIREMENTS (Setbacks)		
					Front	Rear	Side
RS-7 Density: 6.22 units/acre	7,000 sq. ft.	50 ft.	30 / 50%	30 ft.	20 ft.	20 ft., except 10 ft. for detached accessory building.	7 ft.* except 3 ft. for detached accessory building on rear 1/3 of lot.
	1 dwelling unit/each 7,000 sq. ft. of area.						*Corner lots: 13 ft. abutting a street. 10 ft. abutting an alley.
RS-9 Density: 4.84 units/acre	9,000 sq. ft.	75 ft.	30 / 50%	30 ft.	25 ft.	25 ft., except 10 ft. for detached accessory building.	8 ft.* except 3 ft. for detached accessory building on rear 1/3 of lot.
	1 dwelling unit/each 9,000 sq. ft. of area.						*Corner lots: 18 ft. abutting a street. 10 ft. abutting an alley.
RS-11 Density: 3.96 units/acre	11,000 sq. ft.	75 ft.	30 / 50%	30 ft.	25 ft.	25 ft., except 10 ft. for detached accessory building.	8 ft.* except 3 ft. for detached accessory building on rear 1/3 of lot.
	1 dwelling unit/each 11,000 sq. ft. of area.						*Corner lots: 18 ft. abutting a street. 10 ft. abutting an alley.
RMD Density: 12.44 units/acre	7,000 sq. ft.	NA	40 / 70%	35 ft.	25 ft.	25 ft., except 10 ft. for detached accessory building.	7 ft.* except 3 ft. for detached accessory building on rear 1/3 of lot.
	2 units for 1 st 7,000 sq. ft., 1 for each 3,500 sq. ft. thereafter.						*Corner lots: 13 ft. abutting a street. 10 ft. abutting an alley.
RHD Density: 38.56 units/acre	7,000 sq. ft.	NA	45 / 75%	35 ft.	25 ft.	25 ft., except 10 ft. for detached accessory building.	7 ft.* except 3 ft. for detached accessory building on rear 1/3 of lot.
	2 units for 1 st 7,000 sq. ft., 1 for each 1,000 sq. ft. thereafter.						*Corner lots: 13 ft. abutting a street. 10 ft. abutting an alley.

ZONE/DENSITY	MINIMUM LOT AREA (sq. ft.)	MINIMUM LOT WIDTH (sq. ft.)	MAXIMUM LOT/SITE COVERAGE (%)	MAXIMUM BUILDING HEIGHT (ft.)	YARD REQUIREMENTS (Setbacks)		
					Front	Rear	Side
CR & CA Density: 38.56 units/acre	7,000 sq. ft. 2 units for 1 st 7,000 sq. ft., 1 for each 1,000 sq. ft. thereafter.	50 ft.	60 / NA	35 ft.	None	None, except 15 ft. adjacent to alley or residentially zoned property.	None, except 15 ft. adjacent to residentially zoned property.
CN Density: 38.56 units/acre	7,000 sq. ft.	50 ft.	50 / 80%	30 ft.	None	15 ft. adjacent to alley	15 ft. adjacent to residentially zoned property.
CO Density: 6.22 units/acre	7,000 sq. ft.	50 ft.	45 / 75%	30 ft.	25 ft.	25 ft., except 10 ft. for detached accessory building.	7 ft.* except 3 ft. for detached accessory building on rear 1/3 of lot. *Corner lots: 13 ft. abutting a street.
CSD Density: 38.56 units/acre	7,000 sq. ft.	50 ft.	50 / NA	35 ft.	None	15 ft. adjacent to alley	15 ft. adjacent to residentially zoned property.
CBD Density: 38.56 units/acre	3,500 s. ft.	25 ft.	100 / NA	45 ft.	None	15 ft. adjacent to alley.	10 ft. adjacent to residentially zoned property.
PBP Density: 6.22 units/acre	7,000 sq. ft. 1 dwelling unit/each 7,000 sq. ft. area	50 ft.	50%	30 ft.	No less than the adjacent zone.	15 ft. adjacent to alleys.	No less than the adjacent zone.
IL No residential uses allowed.	7,000 sq. ft.	NA	NA / NA	35 ft.	25 ft., except 35 ft. residential or commercial zone.	25 ft. adjacent to residential or commercial zone.	15 ft., except 35 ft. adjacent to residential or commercial zone.
IH No residential uses allowed.	7,000 sq. ft.	NA	NA / NA	75 ft.	15 ft. adjacent to ROW line.	30 ft. adjacent to residential or commercial zone. Side and rear buffers are required.	

SAMPLE SITE PLAN

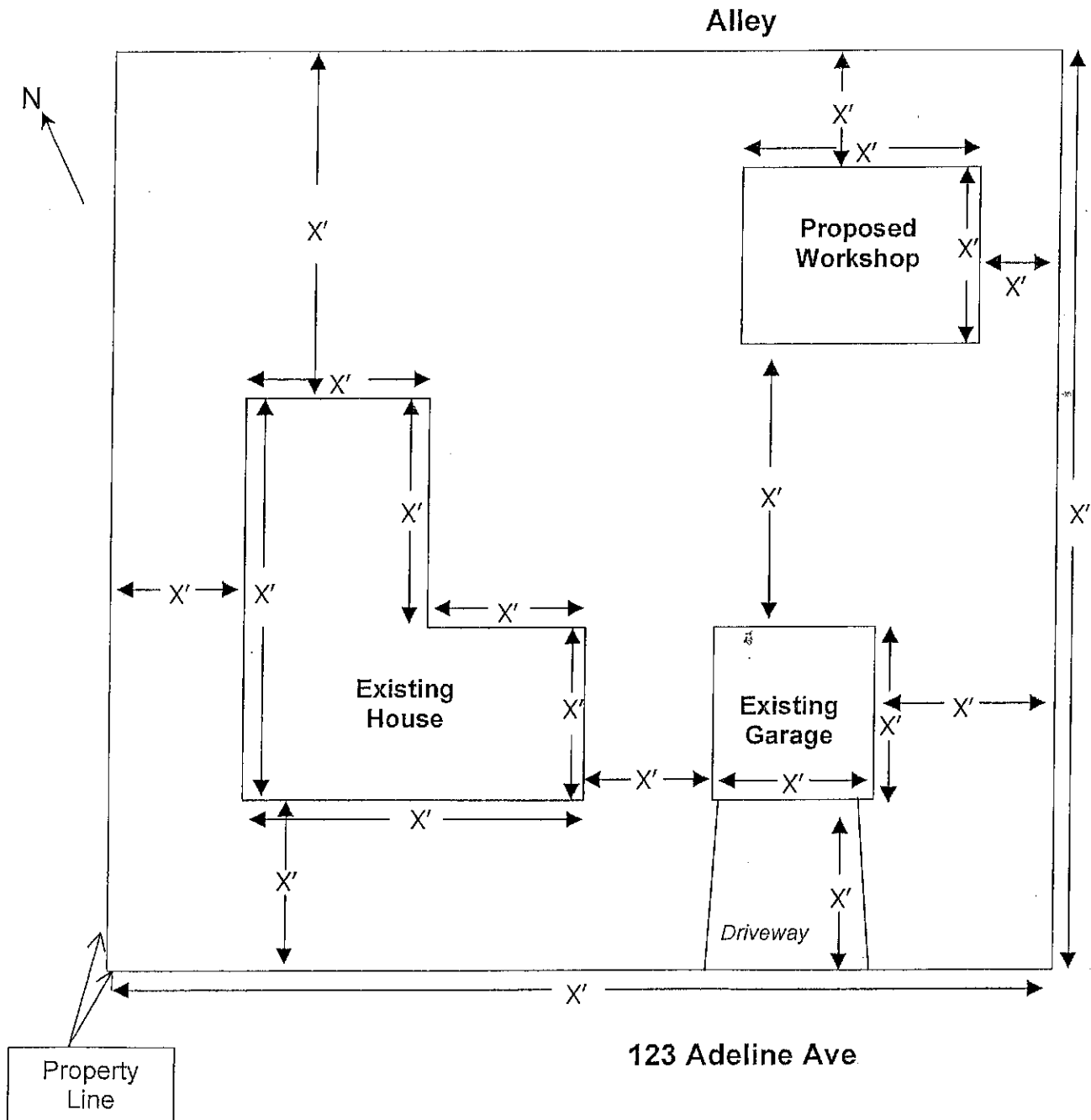


Include one 8 1/2" x 11" site plan (even if larger plans are submitted)

Site plan should include:

1. Street address (or parcel number & lot number if there is no known street address)
2. Property lines
3. Dimensions and descriptions of all structures (existing and proposed)
4. Separation distances of structures from each other and from property lines
5. Show a "North" orientation arrow
6. Identify access streets, alleys, and entrance(s) to site

X' = a measurement in feet



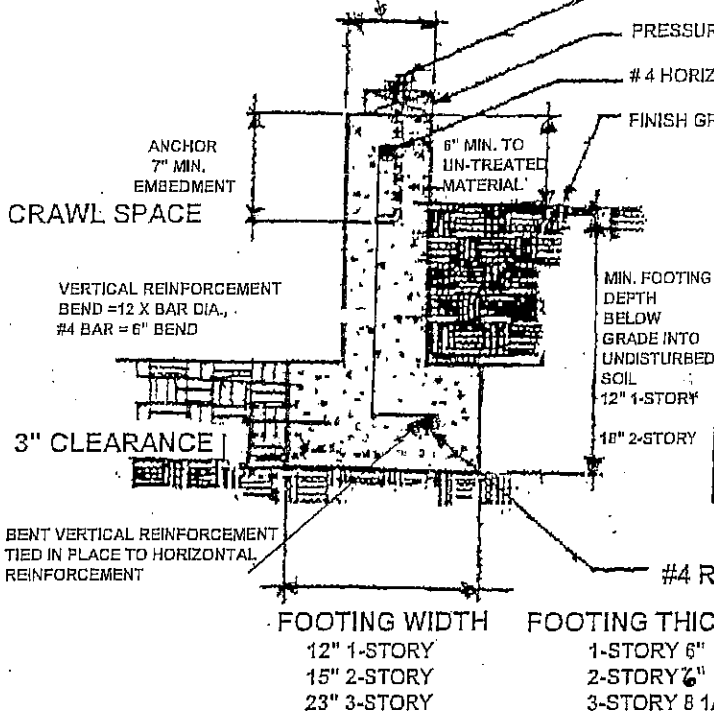


INTERNATIONAL BUILDING CODE CONCRETE FOUNDATION WALL & FOOTING DETAIL

WALL THICKNESS

6" THICK FOR WALLS UNDER 6' HIGH
8" THICK FOR WALLS OVER 6' HIGH

1/2" ANCHOR BOLTS FOR 1-STORY @ 72" O. C. & 2-STORY @ 48" O. C.
PLACE BOLTS WITHIN 12" OF EACH PLATE END & USE 3"x3"x1/4" SQ. WASHERS UNDER NUTS



PRESSURE TREATED SILL PLATES
#4 HORIZONTAL REINFORCEMENT PLACED WITHIN 12" OF TOP OF WALL
FINISH GRADE

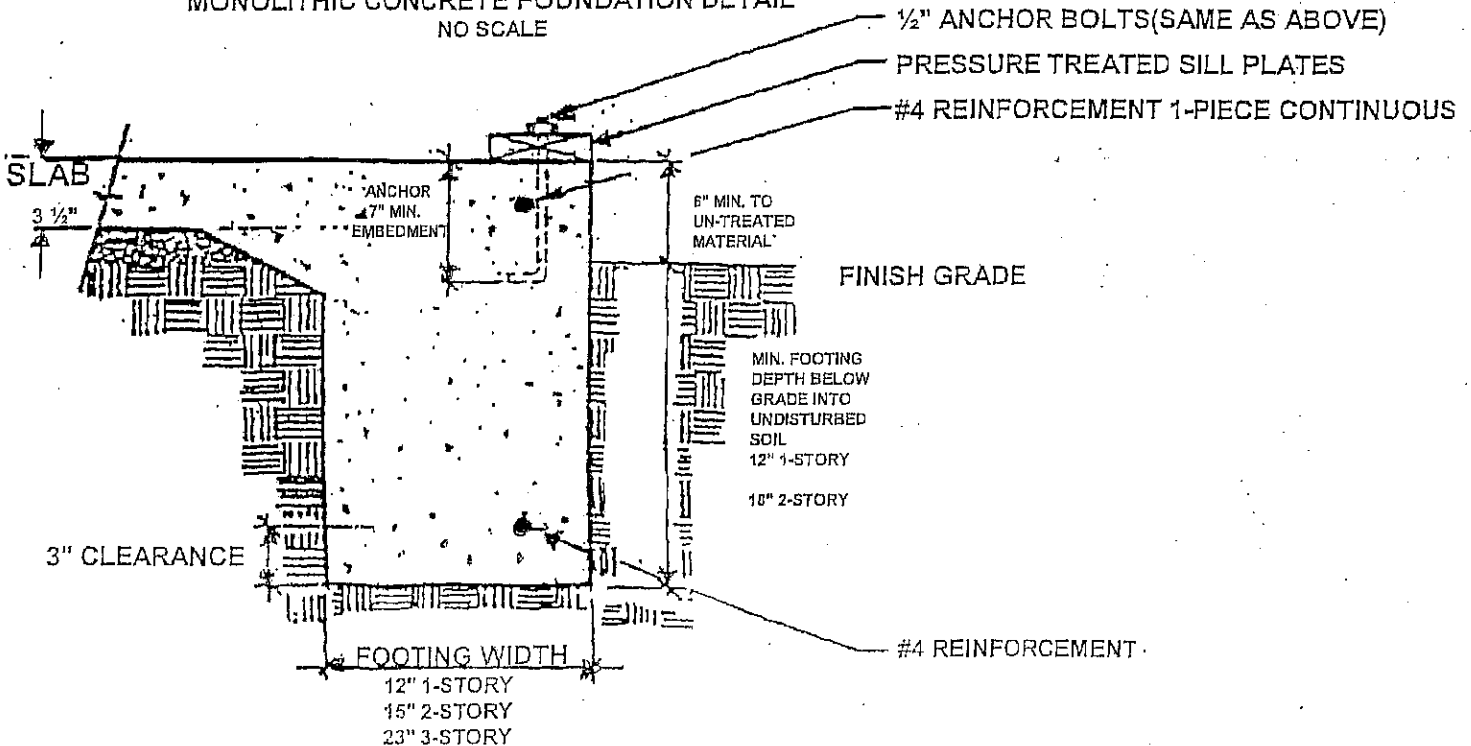
REINFORCEMENT SCHEDULE

HEIGHT IN FEET	VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT
*2'	#4 @ 48" O. C.	(1) #4 TOP BAR
*2' TO 4'	#4 @ 48" O. C.	#4 @ 24" O. C.
*4' TO LESS THAN 6'	#4 @ 24" O. C.	#4 @ 18" O. C.
6 feet & Taller	ENGINEERS ANALYSIS WITH STAMPED & SIGNED PLAN REQUIRED	

* VERTICAL REINFORCEMENT MUST BE BENT & TIED TO FOOTING REINFORCEMENT.

FOOTING WIDTH	FOOTING THICKNESS
12" 1-STORY	1-STORY 6"
15" 2-STORY	2-STORY 6"
23" 3-STORY	3-STORY 8 1/2"

MONOLITHIC CONCRETE FOUNDATION DETAIL NO SCALE



1/2" ANCHOR BOLTS (SAME AS ABOVE)
PRESSURE TREATED SILL PLATES
#4 REINFORCEMENT 1-PIECE CONTINUOUS

FOOTING WIDTH
12" 1-STORY
15" 2-STORY
23" 3-STORY

INSTRUCTIONS FOR WORKING DRAWINGS: WALL SECTIONS

Section Drawings show a cross-section through the building to show construction details. Your drawings need not be complex, but they should include the following:

1. How wall frame connects to the foundation.
2. How walls connect to ceilings/roof.
3. Roof/slope.
4. Size of framing members (rafters, studs, joists, etc.)

5. Grade and type of materials used (Douglas fir, etc.)
6. Minimum distance of 18" from wood joists to dirt.
7. Ceiling heights.
8. Insulation locations and R-Values

(EXAMPLE- NOT TO SCALE)

