



BUILDING PERMIT REQUIREMENTS

Single-Family & Duplex Residential

The following items must be provided when applying for a building permit:

A. A COMPLETED PERMIT APPLICATION FORM:

B. FIVE COMPLETE SETS OF PLANS:

(Two sets may be submitted if determined routing to other departments is unnecessary)

1. Cover sheet showing type of construction, use of structure, floor area and number of stories. Include name, address and phone number of person who prepared plans and date prepared.
2. Site (plot) plan drawn to scale (1/8" = 1' engineers 10 scale) showing:
 - a. property lines, setbacks, easements, rights of way, parking and driveways
 - b. dimensions of existing and proposed structures or additions
 - c. location of existing and proposed structures or additions
 - d. property contour (slope) include the lot corners and building elevations (not required if the lot slope or grade is 5% or less (substantially flat)
 - e. existing and proposed or required street improvements

NOTE: Some projects require a pre-approved site plan prior to building permit application submittal. Check with Building Department staff.

3. Complete floor plans drawn to scale (1/4" = 1" preferred) showing:
 - a. room sizes and uses (include all dimensions)
 - b. required area separation or occupancy separation walls/fire walls/ draft stops
 - c. mechanical equipment locations (e.g. furnace/water heater/fans etc.)
 - d. plumbing fixture locations
 - e. door and window locations – include type & size
 - f. stairway locations
 - g. dropped or vaulted ceiling locations
4. Elevations of all sides of building drawn to scale (show height and finish grade)
5. Complete structural details with calculations and specifications including:
 - a. complete cross-section
 - b. foundation plans showing ventilation, access and other pertinent information
 - c. engineered roof and/or floor system details and layout
 - d. details of stairways, shafts or other special construction areas
 - e. detail of decks and balconies including guardrails and handrails
 - f. detail of cantilevered beams, headers, joists, rafters posts etc.
 - g. braced wall panels and braced wall lines
 - h. Some plans may require an engineer or architect stamp
6. Storm water disposal system
7. Complete Residential Energy Code Compliance Form

C. SEPARATE PERMITS OR FEES WHICH MAY BE REQUIRED:

1. Electrical Permit (from the Dept. of Labor & Industries)
2. Mechanical Permit
3. Plumbing Permit
4. Street Excavation Permit
5. Curb, gutter & sidewalk permit
6. Water meter installation fee
7. Water & sewer equity fee
8. Sewer connection fee
9. Moving permit
10. Erosion/dust control (from Yakima Regional Clear Air Authority)
11. Other: _____