

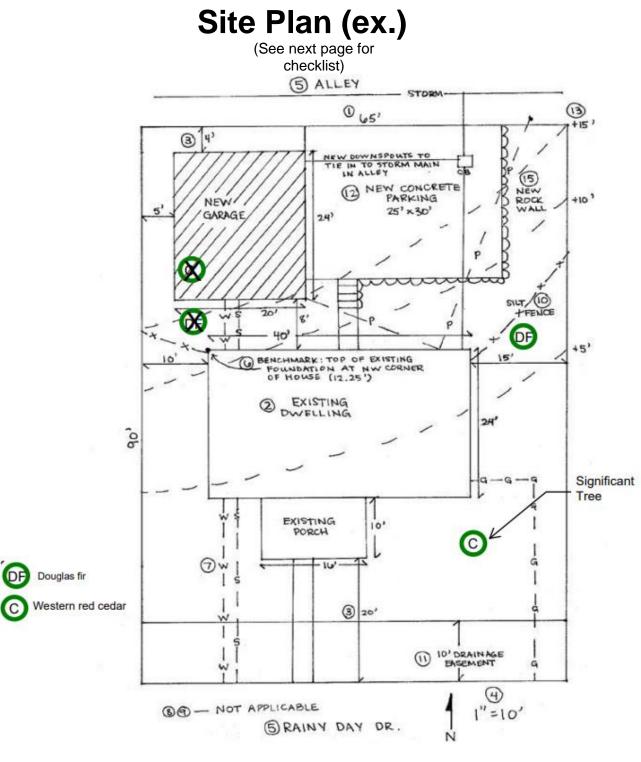
Single Family & Duplex Residential Permit Application Requirements

Use the table below to determine submittal requirements for your application based on the scope of work proposed:

 One (1) complete PDF version of plans, supplemental documents shall be submitted in PDF format and saved as individually-named PDF files separate from the drawing files via email, a CD, flash drive or an FTP website: Please see the Electronic Submittal Requirements handout for more information.

For additions or remodels to create an Accessory Dwelling Unit (ADU), see the <u>ADU handout</u> and discuss your project with Permit Center staff prior to application.

	Project Type	New Single Family Residence, Duplex, Addition or Moved House	Interior Remodel	Foundation Only	New Garage, Carport or Accessory Building	Over-Height Fence or Retaining Wall	Decks, Demolition or Manuf. Home	
Submittal Requirements ♥		New Fa Du Addi Hc	Int Ren	Foun	N Gar Acce Bui	Over- Fen Reta	Demo or M H	
	Building Permit Application Form	~	~	~	~	✓		
	Fixture Count, as applicable	✓	1		✓			
FORMS	Energy Code Compliance Worksheets	~			✓ (if heated)			
FO	 Includes 1) Prescriptive Method (or Component Performance), 2) Glazing Schedule & 3) Heating System Sizing Calculator. Forms are available online at: http://energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx. 							
	Structural Calculations, as applicable	~	~	~	✓ (including pole buildings)	✓	SEE SEPARATE HANDOUTS	
	Site Plan	~	~	~	~	~	ЕНА	
SS	Foundation Plan	~		~	~		RATI	
MIN	Floor Plan	✓	~		✓		EPA	
DRA	Key Plan		~				EE S	
CONSTRUCTION DRAWINGS	Framing Plans	~		✓ Floor Framing	✓		S	
NSTRU	Elevations	~		✓ If height increases	✓	✓		
00 00	Cross Section(s)	✓	~	✓	✓	~		
	Detail(s), as required	✓	4	✓	✓	✓		



Land Use Information:

Address: 1010 Rainy Day Dr Parcel Number: 123369040400 Legal Description: Mill Pond, Block 10 Lot 6 Lot Size: 65' X 90" = 5850 ft² Lot Coverage: 2446 / 5850 = 42% Open Space: 58%

Stormwater Details: Excavator must stay on site during construction. No access to alley. Dirt that enters public right of ways will be swept/removed immediately. Catch basin insert will be provided during construction. Provide stormwater details found on page 5.

Tree details: Before developing a site plan, develop a tree retention plan. Locate all structures and infrastructure to maximize significant* tree retention. Locate and label significant trees to be retained, removed and identify the species. Show critical root zone fencing around retained trees. *Six inches (6") in diameter at breast height (dbh).

Site Plan Checklist

(see previous page for example)

Whenever a site plan is required, the following items shall always be provided:

- □ **Property Information:** Include the address(es), parcel size & parcel number or legal description
- □ **Scale:** Label the drawing scale (minimum 1"=20')
- □ A North Arrow
- □ **Property Lines:** Including dimensions of the project site.
- Structures: Identify new vs. existing structures, and/or show area of work. Include the location of and distances between all existing and proposed structures.
- **Setbacks:** Show distances from all property lines to all proposed and existing buildings.
- Streets/Right-of-ways: Label the right-of-way and street names and locations for all streets from which the lot is accessed and adjacent.
- Utilities: Show the location of all existing and proposed public and on-site utility structures and lines, such as water, sewer and stormwater lines or on-site stormwater facilities or septic systems.
- Special Locations: Please note if property is within special land-use areas such as, but not limited to, the Lake Whatcom Watershed, an Urban Village, Cordata Design Review or a FEMA flood zone. Additional info may be required
- Show on plans and number **parking**, include surface material and dimensions of spaces

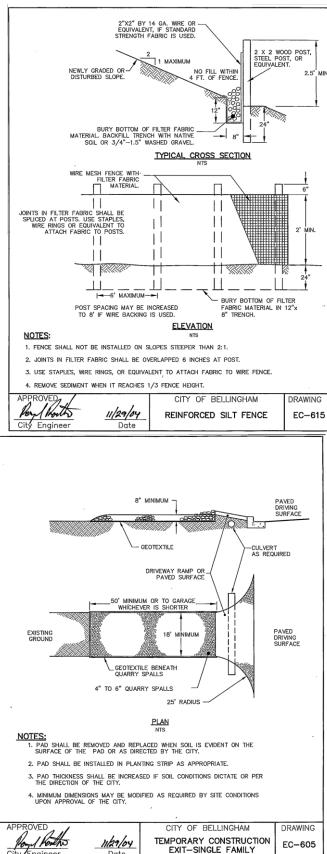
When the work is **new construction**, an **addition** or includes any **land disturbance**, the following items shall be provided in addition to the above items:

- Location of critical areas or buffers, both on-site and on adjacent properties, including, but not limited to, shorelines, wetlands, streams, steep slopes, flood zones and habitats
- Landscaping Plan: For duplexes, or if the project site is within a shoreline designation or has critical areas on-site, all existing vegetation proposed to remain and all proposed landscaping, including location and type.
- Stormwater Information (see additional info on next page)
 - 300 2,000 ft² new and/or replaced hard surface:
 - $\hfill\square$ Show location of construction entrance and silt fence
 - □ Construction entrance and silt fence detail drawings
 - Construction Stormwater Pollution Prevention Plan (SWPPP)
 - □ Hard surface area calculation table
 - □ If <u>under</u> 2000 sq ft of hard surface AND a new SFR or duplex:
 - Show on-site stormwater management BMPs (e.g. infiltration trench, dispersion trench or perforated stub out)
 - Detail drawing and installation guidelines for the selected on-site BMP
 - > 2,000 ft² < 5,000 ft² new and/or replaced hard surface
 - □ All Level-1 requirements above
 - □ Show on-site stormwater management BMP locations and details (e.g. infiltration trench, dispersion trench or perforated stub out), or connection to storm system if onsite management is infeasible
 - 13-element Stormwater Pollution Prevention Plan (SWPPP)
 - □ Show BMP T 5.13 Soil Amendment detail.
 - A soils report as outlined in the stormwater submittal guidelines
 - >5,000 ft² of new and/or replaced hard surface
 - Drainage Report
 - □ Hydrological modeling files
 - □ Hard surface area calculation table
 - □ Signed civil plans
- □ **Easements:** Show the location of all existing and proposed easements.
- □ Access: Existing and proposed vehicular access to the site, including the size and location of driveways and curb cuts.
- **Topography:** Show five-foot contour lines showing existing and proposed grades. If lot is flat, label lot as "flat lot".
- □ **Other Structures:** Show the location of proposed and existing retaining walls, rockeries and fences.
- Elevation Benchmark: Show location, description and elevation of permanent benchmark for measuring height of building.
- □ **Trees**: Locate all significant trees* and identify the species (or label as no significant trees). Label trees that will be retained and removed. Show critical root zone (7 times the tree's root flare** diameter) fencing around retained trees. Note that replacement trees may be required for all removed trees. Discuss required number of replacement trees with a planner. *Six inches (6") in diameter at breast height (dbh). **Where the tree trunk meets the roots and "flares" out.

For duplexes, the following items shall be provided in addition to the above items:

- Lot Coverage (the building footprint): List the allowed maximum (35%) and the proposed coverage.
- Open Space (area of pervious ground surface remaining after development): List the minimum required (25%) and the proposed open space.
- □ Usable Space: List the minimum required (250 sq. ft. per unit) and proposed amounts of usable space.
- Optional Development Regulations: (See planning staff for an explanation of available options): Describe options, setbacks and/or lot coverage used, if any.

Stormwater Management Details



City Engineer

Date

SWPPP Detail

GENERAL CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

Purpose

To prevent the discharge of sediment and other pollutants to the maximum extent practicable from small construction projects.

Design and Installation

Plan and implement proper clearing and grading of the site. It is most important only to clear the areas needed, keeping exposed areas to a minimum Phase clearing so that only those areas that are actively being worked are uncovered.

Note: Clearing limits shall be flagged on the lot or project area prior to initiating clearing

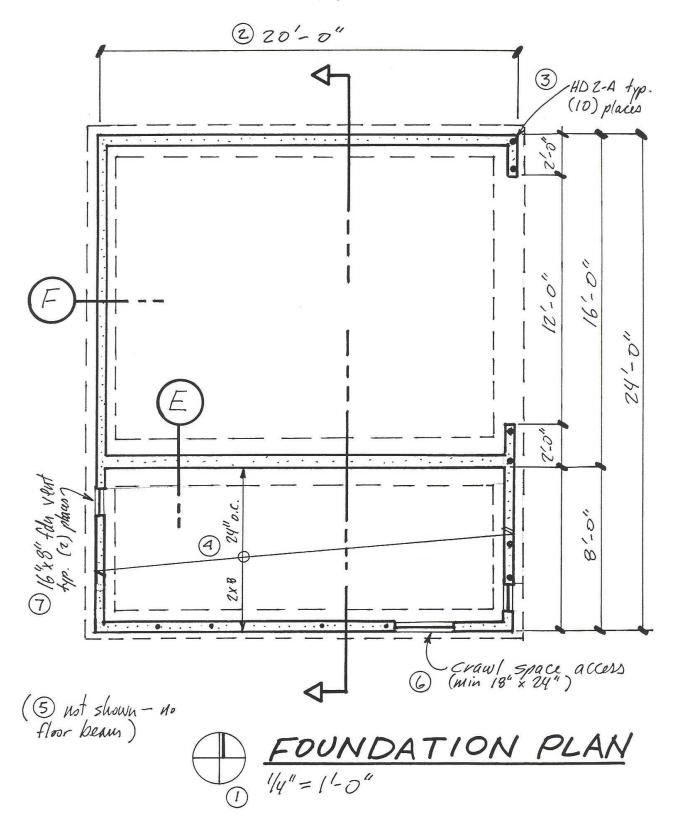
- From October 1 through April 30, no soils shall remain exposed and unworked for more than two days. From May 1 to September 30, no soils shall remain exposed and unworked for more than seven days.
- Soil shall be managed in a manner that does not permanently compact or deteriorate the final soil and landscape system. If disturbance and/or compaction occur the impact must be corrected at the end of the construction activity. This shall include restoration of soil depth, soil quality, permeability, and percent organic matter. Construction practices must not cause damage to or compromise the design of permanent landscape or infiltration areas.
- Locate any soil piles away from drainage systems. Soil piles should be tarped or mulched until the soil is either used or removed. Piles should be situated so that sediment does not run into the street or adjoining yards.
- Backfill foundation walls as soon as possible and <u>rough</u> grade the lot. This will eliminate large soil mounds, which are highly erodible, and prepares the lot for temporary cover, which will further reduce erosion potential.
- Remove excess soil from the site as soon as possible after backfilling. This will eliminate any sediment loss from surplus fill.
- The construction entrance shall be stabilized where traffic will be leaving the construction site and traveling on paved roads or other paved surfaces
- Provide for periodic street cleaning to remove any sediment that may have been tracked out. Sediment should be removed by shoveling or sweeping and carefully removed to a suitable disposal area where it will not be re-eroded. Street washing is prohibited without special permission from SSW utility, call 360-778-7900.

Hard surface area	Existing	Proposed		
(sq ft)	Existing	New	Replaced	
Home				
Garage				
Other structures				
(sheds, porches,				
decks, patios, etc)				
Concrete/Asphalt				
Gravel				
Pervious Pavement				
Driveway/Road				
Other				
Total(s)				

Hard Surface Area Table

Foundation Plan (ex.)

(See next page for checklist)



Foundation Plan Checklist

(See previous page for example)

For slab-on grade construction and basements, the foundation and first floor plan can often be combined.

On every foundation plan, please provide:

- \Box A north arrow and the drawing scale (1/4" = 1'-0").
- □ Sufficient dimensions to permit the calculations of foundation area.
- □ The position of all foundation anchors other than standard anchor bolts.
- □ Typical cross-section details showing dimensions and reinforcement of footings and foundations.

In addition, for basements, please provide:

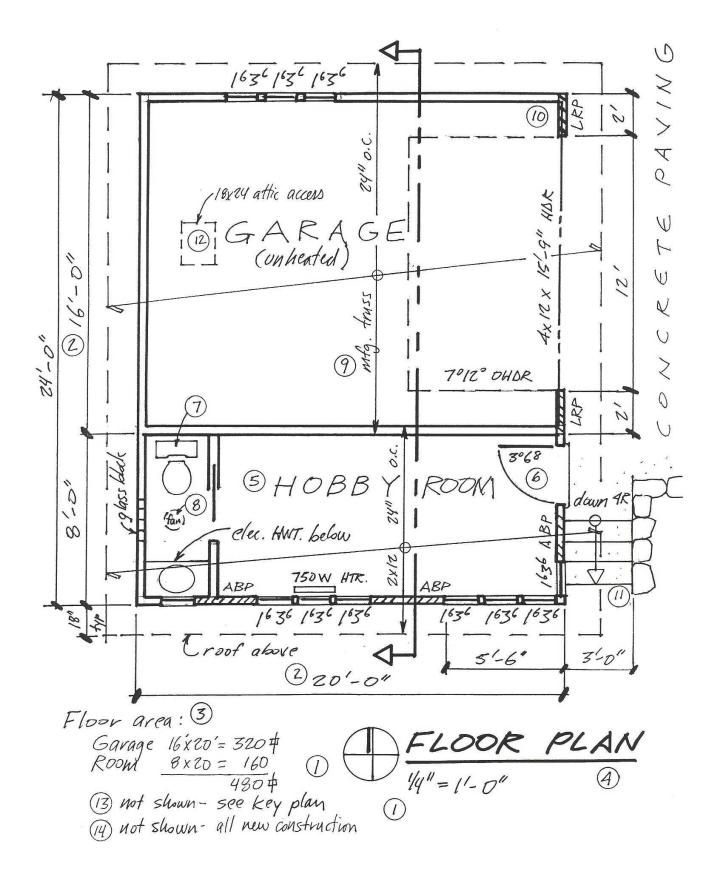
- □ The size, direction, spacing and span of beams and joists.
- $\hfill\square$ The location and size of footings and posts.

In addition, for crawlspace foundations, please provide:

- $\hfill\square$ The size and location of crawl space access.
- $\hfill\square$ The size, number and location of foundation vents.

Floor Plan (ex.)

(See next page for checklist)



Floor Plan Checklist

(See previous page for example)

For additions and remodels, you may submit a <u>key plan</u> (see page 10) for the entire house and then include a partial floor plan of the proposed work area only.

- □ Differentiate new from existing construction:
- □ Show walls to be removed with dashed lines and new walls with shading; or
- □ Provide separate "existing" and "proposed" drawings.

On every floor plan, please provide:

- \Box A north arrow and the drawing scale (1/4" = 1'-0").
- □ Sufficient dimensions to permit the calculation of floor area(s).
- A summary of the floor area(s). For additions, list the floor area of the addition, the existing floor area and the new total area. Maximum floor areas allowed without Conditional Use permit approval are:
 - □ 5,500 square feet for single family residences
 - □ 800 square feet for detached accessory buildings
- □ Title(s) identifying the floor (i.e. "First Floor", "Basement", etc).
- □ Labels should be shown to identify the room according to use (i.e. "Bedroom").
- The location, size and type of all windows, doors and skylights. Identify safety glazing.
 Provide U-value of windows.
- \Box All plumbing fixtures.
- □ All mechanical equipment (furnaces, cook stoves, exhaust fans, etc.)
- Unless a separate structural plan is provided, the size, direction, spacing and span of framing members, including (as appropriate) floor joists, ceiling joists, trusses, rafters, beams and headers. For solid-sawn members, include species and grade.
- Unless a separate structural plan addressing lateral analysis is provided, adequate information and details to address lateral bracing requirements. Identify braced wall lines, show location of all braced wall panels, and identify bracing methods and lengths. Provide details for any alternate braced wall panels.
- □ If a stairway is indicated, show width and direction of travel and handrails and guards, as applicable.
- $\hfill\square$ Show the location and size of attic access.
- □ Show the location of smoke alarms and carbon monoxide detectors.
- □ Show fire resistive construction (required between dwelling units in duplexes)
- □ For new construction: Identify, locate and size method of whole-house ventilation
- □ Identify exhaust fans and label ventilation rates.
- □ Identify energy code credit options selected, as applicable.

Notes:

No more than one cooking facility is allowed in a single family residence. If there is a second sink area, such as a wet bar, a Covenant to Restrict Use to a Single Family residence may be required to be recorded on the property prior to permit issuance.

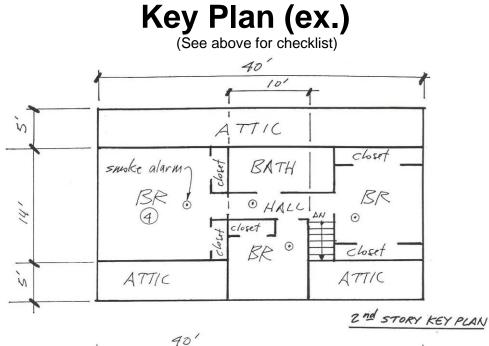
Key Plan Checklist

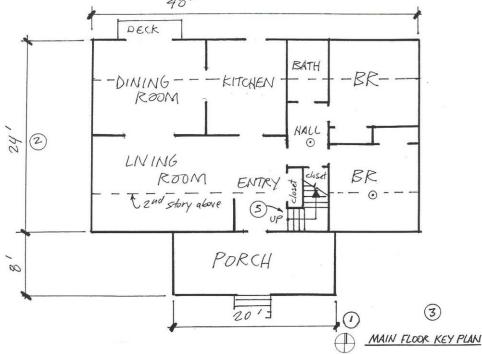
(See below for example)

A key plan is a simplified floor plan for showing location of work within a larger building. Key plans may be used when the scope of work is limited to a portion of a dwelling.

Key plans must provide:

- \Box A north arrow.
- □ Overall dimensions.
- □ Titles identifying the floor.
- □ Labels for all rooms identifying the rooms according to use.
- □ Identify the work area within the building.





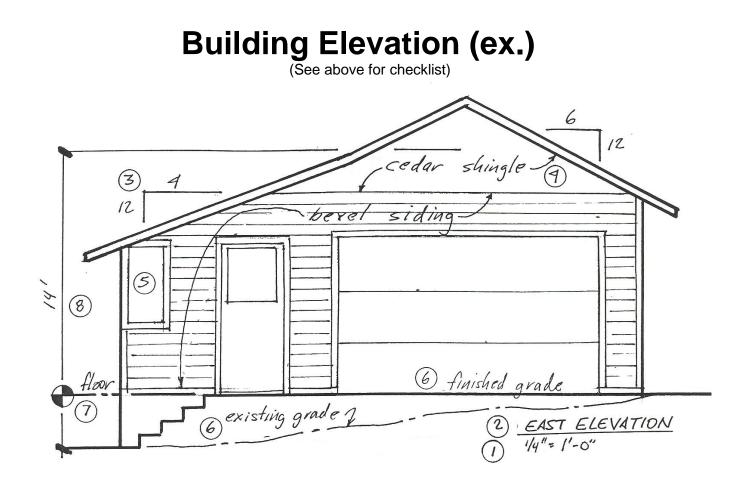
Building Elevation Checklist

(See below for example)

Elevations of all sides are required for new buildings and additions or when the height of the building is altered (i.e. new foundation).

On every elevation, please include:

- \Box The drawing scale (1/4' = 1'-0").
- □ Title(s) identifying the elevation(s) by geographic orientation (i.e. north, south, etc).
- \Box An indication of the roof pitch.
- \Box Description(s) of exterior finishes.
- □ Windows and doors shown in their proper scale and location.
- \Box Grades, both existing and finished.
- \Box Position(s) of floor line(s).
- Labels grades and building height *as described on the <u>height calculation page</u>*.
 Indicate if you are utilizing height definition #1 or #2.



Cross Section Checklist

(See below for example)

Section drawings are required for all new construction. Section drawings are intended to show the type and arrangement of construction materials. A typical wall section may be sufficient for a garage or other simple structures. Dwellings with elaborate roofs or complex plans require sections through the entire building.

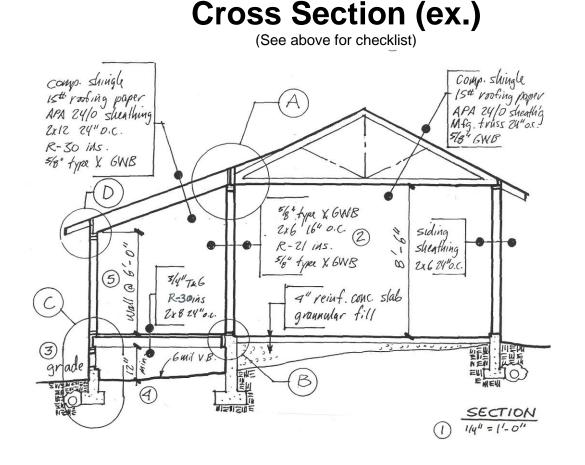
Cross sections are required for the following:

- □ Whole building (all floors)
- □ Porch roof attachments
- □ Wall construction
- Basement walls
- □ Foundations

- Retaining walls
- Show fire resistive construction (required between dwelling units in duplexes)

Cross section drawings must include:

- \Box The drawing scale. The smallest acceptable scale is 1/4" = 1'-0".
- Notes describing the materials depicted: member sizes, finishes, insulation, sheathing, and reinforcement, among others.
- □ The location of finished grade.
- □ Dimensions of required clearances.
- □ Wall heights



Detail Drawings Checklist

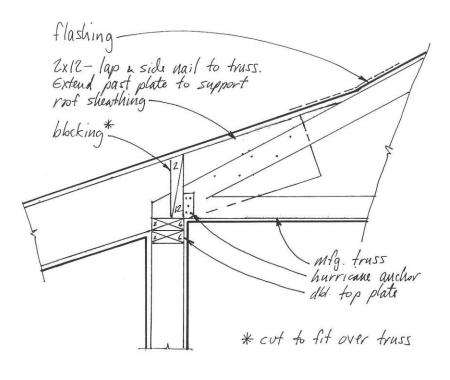
(See below for example)

Details are large-scale drawings intended to provide more precise information about critical building elements. Detail requirements will vary depending on the complexity of the project.

Details are required for the following:

- Portal frames
- □ Alternate braced panels
- □ Window wells
- □ Ledger attachment for decks
- □ Provide details for any fire resistive construction

Detail Drawing (ex.)



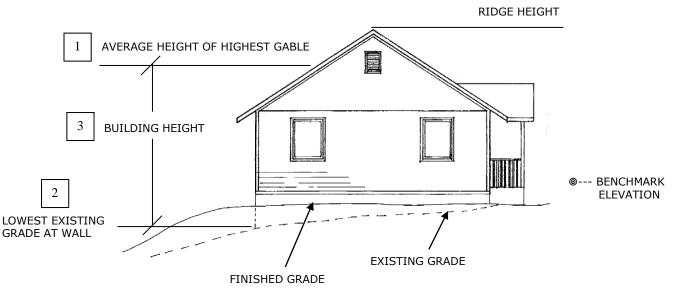


Building Height Calculation Height Definition #1 – <u>SFR Maximum = 35'</u> (BMC20.30.40.E)

On your elevation sheets, complete the following:

- **Step 1:** Draw and label the existing and proposed grades on your elevations.
- **Step 2:** Label the average height of the highest gable being constructed (if it is a flat roof, label the highest point of coping)
- **Step 3:** Label the lowest existing grade at the wall of the building
- **Step 4:** Label a "benchmark" to measure your building height from. A benchmark is an item that is <u>existing</u> and <u>will not move</u> during construction, for example a survey stake or the top of an existing foundation. For ease, you may assign the benchmark an elevation like "0", then measure your building height in relation to that benchmark elevation.
- **Step 5:** Calculate and label the height of the structure using the following equation:
 - Average height of highest gable (or highest point of coping on a flat roof)
 - ² Lowest existing grade at the wall of the building





Note: Height Survey Required: A licensed surveyor's certification of existing grade elevation relative to the benchmark elevation will be required for the following:

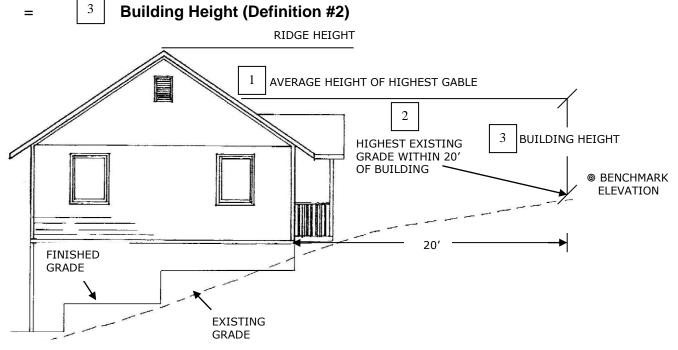
- 1. Buildings within 2 feet of the height limit that are located in a Neighborhood Plan Area that has "view" as a Special Condition.
- 2. Single family homes with over 5500 square feet of gross floor area (requiring a Conditional Use Permit (CUP)) if the proposed structure is within 2 feet of the height limit or if otherwise required by the CUP.

Building Height Calculation Height Definition #2 – <u>SFR Maximum = 20'</u> (BMC20.30.40.E)

On your elevation sheets, complete the following:

- **Step 1:** Draw and label the existing and proposed grades on your elevations.
- **Step 2:** Label the average height of the highest gable being constructed (if it is a flat roof, label the highest point of coping)
- **Step 3:** Label the highest existing grade on the building site within 20' (measured horizontally) of the building, *also label this point on the site plan*
- **Step 4:** Label a "benchmark" to measure your building height from. A benchmark is an item that is <u>existing</u> and <u>will not move</u> during construction, for example a survey stake or the top of an existing foundation. For ease, you may assign the benchmark an elevation like "0", then measure your building height in relation to that benchmark elevation.
- **Step 5:** Calculate and label the height of the structure using the following equation:
 - Average height of highest gable (or highest point of coping on a flat roof)
 - 2
 Highest existing grade on the building site

 within 20' (measured horizontally) of the building



Note: Height Survey Required: A licensed surveyor's certification of existing grade elevation relative to the benchmark elevation will be required for the following:

- 1. Buildings within 2 feet of the height limit that are located in a Neighborhood Plan Area that has "view" as a Special Condition.
- 2. Single family homes with over 5500 square feet of gross floor area (requiring a Conditional Use Permit (CUP)) if the proposed structure is within 2 feet of the height limit or if otherwise required by the CUP.

^{9/29/17}



Permit Center 210 Lottie Street, Bellingham, WA 98225 Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay) Email: permits@cob.org Web: www.cob.org/permits

Building Permit Application

See separate handouts for complete submittal requirements and fees. If mechanical and/or plumbing fixtures are installed or replaced, complete supplemental <u>fixture count worksheet</u>. All materials should be submitted to <u>permits@cob.org</u>.

Property Information

Site Address

Parcel Number

Legal Description

Rental Property?

Yes No If Yes, please register here: <u>http://www.cob.org/services/housing/rentals</u>

Project Information

Description of work

Single Family & Duplex Valuation of work (see fee worksheet): \$

Commercial & Multi-Family Valuation of work (see valuation guidelines): \$

Permit Fee Estimates (fee calculator Excel worksheet) Optional

Building Information

Single Family		uplex [] Multifamily,	# of Dw	elling Uni	ts:
Commercial	□ O 1	ther Use Type	: 			
Occupancy Classification(s)	Occupant Load	New Floor Area	Existing Floor Area	Floor Level	Const. Type	Notes
# of Stories (exclu	0	nt)			_	Unfinished None
Total Building Flo Fire sprinkler? □ Y					(if new/inc] Voluntary 🗌 Required
• –		_ Yes, propos ∃ Yes, propos		-		Voluntary C Required
Sewer 🗌 Existing 🗌] New 🗌 N/A	Septic 🗌 🗄	Existing 🗌 Nev	w	Water [🗌 Existing 🔲 New
Defer sewer and wa	ater system o	development	charges? (Ne	w SFR &	Duplex O	NLY) 🗌 Yes 🛛 No
Defer Impact Fees? *F		DNLY) Yes must be subm		Building	Permit Issı	uance*
Hard Surface (ex. Roof, Concre	Exis (squar	•	Proposed New Proposed Repla (square feet) (square feet)		Proposed Replaced (square feet)	
Totals						

Check all that apply 🖂 Applicat	nt* 🗌 Owner 🗌 🤇	Contractor 🗖 C	Other	
Name	C	ompany		
Mailing Address				
City		State	Zip Code	
Phone	Email			
Check all that apply Application	nt* 🗌 Owner 🗌 (Contractor 🗆 C	Other	
Name	Co	ompany		
Mailing Address				
City		State	Zip Code	
Phone	Email			
Check all that apply Application	nt* 🗌 Owner 🗌 (Contractor 🗌 C	Other	
Name	C	ompany		
Mailing Address				
City		State	Zip Code	
hone	Email			
PERSON PERFORMING TH	E WORK is			
Property owner or Tenant a 8.27.090. If tenant is checked, an a				
Licensed contractor , please co	mplete licensing ir	nformation below	(may be deferred until issuan	ice)
& I License #			Exp	
Please note, businesses operating	in the City limits m	ust have a valid	Bellingham Business Registra	ition
INANCING INFORMATION requir may be deferred until issuance)	ed if project valuat	ion exceeds \$5,	000, per <u>RCW 19.27.095</u>	
Lender administering the constru- of the prime contractor for the prote he total amount of the construction	ction of the owner,	if the bond is fo	r an amount not less than 50%	
lame		Day Phone		
Aailing Address				
City		State	Zip Code	
am the owner of the property described abo enalty of perjury of the laws of the State of W erewith is true, complete and correct. I also a	ashington that the info	rmation on this appli gning the application	cation and all information submitted	all

Signature

Date

Printed Name

City and State where this application is signed



Mechanical & Plumbing Fixture Count

This <u>supplemental</u> form should be used when applying for a building permit when work also includes installation and/or replacement of plumbing and/or mechanical fixtures.

Project Information

Site Address

Mechanical Fixtures Typical residential fixtures are in **bold**.

Indicate the number of new and/or replaced mechanical fixtures in this project.

Fuel Type: 🗌 Gas 🗌 Electric 🗌 Woo	d 🔲 Other:
A/C Unit/Heat Pump	Gas Fireplace Insert
Up to 15 HP/ton	Gas Piping (If new or replaced gas piping is
15 HP/ton to 30 HP/ton	installed, indicate the number of outlets - each
31 HP/ton and up	fixture or stub-out is considered one outlet)
Air Handling Unit	Hydronic System
Alteration/Relocation/Repair	Type I Hood System
Boiler (backflow prevention is required)	Type II Hood or Residential Range Hood
Residential Boiler ≤ 500K BTU	Unit Heater
Non-Residential Boiler Venting	Ventilation System: (choose one)
Clothes Dryer Exhaust	ERV System (Energy-Recovery Ventilator)
Dampers – Fire/smoke	HRV System (Heat-Recovery Ventilator)
Exhaust Fan	Wood Stove
Fire Log/Lighter – Gas	Wood Fireplace Insert
Forced Air Furnace	Other (please describe):
Gas Appliance – Cooking	

Plumbing Fixtures Typical residential fixtures are in **bold**.

First column: Indicate the number of new, replaced and/or relocated plumbing fixtures in this permit.

Second column: List all water using fixtures on this water service after the remodel/addition. Public Works needs this information to evaluate whether the current water service size has the capacity for additional fixtures.

	This permit	Total		This permit	Total
Bar Sink			Lawn Sprinkler (each head)		
Bath or combo Bath/Shower			Medical Gas / Vacuum System (# of inlets/outlets)		
Dishwasher			Rainwater System (per drain)		
Drinking Fountain			Reduced pressure backflow assembly (RPBA)		
Double Check Valve Assembly			Service Sink		
Double Check Detector Valve Assembly			Shower (per head)		
Floor Drain			Toilet (water closet)		
Floor Sink			Urinal		
Grease / Waste Interceptor			Washer, Clothes		
Hand Sink (Lavatory)			Water Heater		
Hose Bibb			Water Piping / Treatment		
Kitchen Sink			Vacuum Breaker		
Laundry Tub/Tray or Utility Sink			Other:		