

Blower Door test required by final inspection as per WSEC R402.4.2.1

Reviewed for code compliance with IRC 2015 Kitsap County Building Department lasmith@co.kitsap.wa.us 09/10/2020

GENERAL NOTES:

BUILDING CODES:
2015 INTERNATIONAL BLDG. CODE (IBC)
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

REQUIRED ADDITIONAL SUBMITTAL FROM MANUFACTURERS
AT TIME OF PERMIT SUBMITTAL:

- 1. MANUFACTURING FLOOR JOIST DESIGN AND LAYOUT.
- 2. EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE.
- 3. FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS.
- 4. BACKFILL MATERIALS TO BE THOROUGHLY COMPACTED.

SITE WORK:

- 1. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF, UNLESS A SOIL INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED.
- 2. EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE.
- 3. FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS.
- 4. BACKFILL MATERIALS TO BE THOROUGHLY COMPACTED.

INSULATION AND MOISTURE PROTECTION

R302.10 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION
FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5.
R302.10.1 INSULATION
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VARIOUS PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR, CEILING, ASSEMBLIES, ROOF, CEILING, ASSEMBLIES, WALL, ASSEMBLIES, CRAWL SPACES, AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 75 WITH AN ACCUMULATING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL T23, EXCEPTIONS:
1. WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
2. CELLULOSE FIBER LOOSE-FILL INSULATION, THAT IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL NOT BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN ACCORDANCE WITH CANULC 9102.2.
3. FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316.

R302.10.2 LOOSE-FILL INSULATION
LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E 84 OR UL T23 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE-DEVELOPED LIMITS OF SECTION R302.10.1 WHERE TESTED IN ACCORDANCE WITH CANULC 9102.2.
EXCEPTION: CELLULOSE FIBER LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH CANULC 9102.2 PROVIDED SUCH INSULATION COMPLIES WITH THE REQUIREMENTS OF SECTIONS R302.10.1 AND R302.10.3.
R302.10.3 CELLULOSE FIBER LOOSE-FILL INSULATION
CELLULOSE FIBER LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1203 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1203 AND 1404.
R302.10.1 EXPOSED ATTIC INSULATION
EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER.
R302.10.5 TESTING
TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE IN ACCORDANCE WITH ASTM E 910. INFILTRATION
CONTROL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, PENETRATIONS IN FLOORS, ROOFS AND WALLS AND ALL SIMILAR OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
R102.1 VAPOR RETARDERS
CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN CLIMATE ZONES 5, 6, 7, 8, AND MARINE 4.
EXCEPTIONS:
1. BASEMENT WALLS
2. BELOW-GRADE PORTION OF ANY WALL
3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.
R102.1.1 CLASS III VAPOR RETARDER CLASS
CLASS III VAPOR RETARDERS SHALL BE PERMITTED WHERE ANY ONE OF THE CONDITIONS IN TABLE R102.1.1 IS MET
R102.1.2 MATERIAL VAPOR RETARDER CLASS
THE VAPOR RETARDER CLASS SHALL BE BASED ON THE MANUFACTURER'S CERTIFIED TESTING OR TESTED ASSEMBLY. THE FOLLOWING SHALL BE DEEMED TO MEET THE CLASS SPECIFIED:
CLASS I: SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOIL
CLASS II: KRAFT-FACED FIBERGLASS BATTS
CLASS III: LATEX OR ENAMEL PAINT
R102.1.3 MINIMUM CLEAR AIRSPACES AND VENTED OPENINGS FOR VENTED CLADDING
FOR THE PURPOSES OF THIS SECTION VENTED CLADDING SHALL INCLUDE THE FOLLOWING MINIMUM CLEAR AIRSPACES, OTHER OPENING WITH THE EQUIVALENT VENT AREA SHALL BE PERMITTED:
1. VINYL LAP OR HORIZONTAL ALUMINUM SIDING APPLIED OVER A WEATHER-RESISTIVE BARRIER AS SPECIFIED IN TABLE R103.3.1.1.
2. BRICK VENEER WITH A CLEAR AIRSPACE AS SPECIFIED IN TABLE R103.3.4
3. OTHER APPROVED VENTED CLADDINGS.
WSEC R402.4 AIR LEAKAGE (MANDATORY)
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS OF R402.4.1 THROUGH R402.4.4.
R402.4.1.2 TESTING
THE BUILDING OR DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR EXCHANGES PER HOUR.

R402.4.2 TESTING
THE BUILDING OR DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR EXCHANGES PER HOUR.

DRAFTSTOPPING:
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET.
DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW.
DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.
R302.12.1 MATERIALS/DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBER UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF THE DRAFTSTOP SHALL BE MAINTAINED.

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Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the International Codes or any other ordinance of Kitsap County. Permits presuming to give authority to violate or contravene the provisions of the International Codes and ordinances of Kitsap County shall not be valid. IBC & IRC 105

CHANGES
MUST Be Approved Prior
To Performing Work

FIREBLOCKING:

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROUS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
11. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
12. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.1.1/2" GUB)
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R103.13.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DUELLING IS REQUIRED AT THE LINE OF DUELLING UNIT SEPARATION. FIREBLOCKING SHALL CONSIST OF MATERIALS LISTED IN IRC SECTION R 302.11.1
LOOSE FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED.

FLASHING:
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED T MEMBRANES USED AS FLASHING SHALL COMPLY WITH ASTM 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING: 1) THE PENETRATION MANUFACTURE'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURERS INSTRUCTIONS, WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE STILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES. 12. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. 13. IN ACCORDANCE WITH OTHER APPROVED METHODS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COFININGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND GILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

WEATHER RESISTIVE SHEATHING PAPER: R103.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT, OR OTHER WEATHER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R103.1.1

EXTERIOR DOORS, WINDOWS AND SKYLIGHTS
PER 2015 WASHINGTON STATE ENERGY CODE
WINDOW SHALL BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW. ALL SKYLIGHTS AND SKY WALLS TO BE LAMINATED GLASS UNLESS NOTED OTHERWISE.
SECTION R310-EMERGENCY ESCAPE AND RESCUE OPENINGS
R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE BASEMENTS CONTAIN MORE THAN ONE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY TO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
EXCEPTION: STORM SHELTERS OR BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ FT.
MINIMUM OPENING AREA: ALL THE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MIN NET CLEAR OPENING OF 5.7 SQ. FT.
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. 5.0 SQ. FT.
MINIMUM OPENING HEIGHT: THE MIN. NET CLEAR OPENINGS HEIGHT SHALL BE 24 INCHES.
MINIMUM OPENING WIDTH : THE MIN NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.1/3
MAXIMUM SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH HA WINDOW WELL IN ACCORDANCE WITH SEC. R310.2.3.
SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS OR AS OTHERWISE REQUIRED PER IRC SECTION R308.4
1. GLAZING IN DOORS - SIDE HINGED DOORS, SLIDING GLASS DOORS AND PANELS IN SLIDING, 4 BOLD DOORS ASSEMBLIES PER IRC SECTION R308.4.1.
2. GLAZING ADJACENT TO DOORS - PANELS WITHIN THE 24" OF EITHER SIDE OF THE DOOR IN CLOSED POSITION PER IRC SECTION R308.4.2.
3. GLAZING IN WINDOWS - THE PANE IS LARGER THAN 9 SQ. FT. THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES, ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING PER IRC SECTION R308.4.4.
4. GLAZING IN GUARDS AND RAILS PER IRC SECTION R308.4.4.
5. GLAZING IN WET SURFACES- WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE PER IRC SECTION R308.4.5.
6. GLAZING ADJACENT TO STAIRS AND RAMPS - WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS PER IRC SECTION R308.4.6.
7. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING PER IRC SECTION R308.4.7.

INSPECTIONS AND ENFORCEMENT

POSTING OF CERTIFICATE WSEC R401.3

A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING. WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATES SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN OR ON CEILING, ROOF WALLS, FOUNDATION (SLAB BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES: U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATES SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATES SHALL LIST 'GAS-FIRED UNVENTED ROOM HEATER,' 'ELECTRIC FURNACE' OR 'BASEBOARD ELECTRIC HEATER,' AS APPROPRIATE AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.
DUCT LEAKAGE TESTING:
DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH USU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATE SPECIFIED IN 2015 WSEC SEC. R403.3.3. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.
BUILDING AIR LEAKAGE TESTING 2015 WSEC SEC. R402.4
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4.

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:
2015 WASHINGTON STATE AMENDMENTS INCLUSIVE OF:
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 INTERNATIONAL MECHANICAL CODE (IMPMO)
2015 UNIFORM PLUMBING CODE (UPMCO)
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE
2015 WASHINGTON STATE ENERGY CODE (WSEC), RESIDENTIAL PROVISIONS

WALLS LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.
SETBACKS TO PROPERTY LINES SHALL BE MARKED AT FOOTING INSPECTION. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR ESTABLISHING THE CORRECT PROPERTY MARKERS AND SETBACKS.
JOBSITE MUST BE POSTED WITH ADDRESSES AND PERMIT NUMBER VISIBLE FROM THE STREET. THE APPROVED PLANS MUST BE KEPT ON THE JOBSITE IN SUCH A WAY THAT THEY ARE EASILY LOCATED AND PROTECTED FROM WATER AND OTHER DAMAGE.
APPROVED PLANS SHALL BE ON SITE AND ACCESSIBLE AT INSPECTION.

MAIN ROOF CALCS:
T12 SQ FT ATTIC AREA / 300 = 251 SQ. FT. OF VENTILATION REQUIRED (3101 SQ. INCHES)
UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS 150 SQ. IN. PER VENT / 3101 SQ. IN. x 50% = 181 SQ. IN. REQUIRED. PROVIDE (4) AF50 ROOF VENTS = 200 SQ. IN.
LOWER ROOF VENTING PROVIDED BY BIRDLOCKING: (4) 2" DIA HOLES (314" EA.) = (125 SQ. INCHES) AND WITH AF50 ROOF VENTS 150 SQ. IN. PER VENT / 3101 SQ. IN. x 50% = 181 SQ. IN. REQUIRED. PROVIDE (5) BIRDBLOCKS = 1815 SQ. IN. • FRONT & REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES.
LOW ROOF / GARAGE ROOF CALCS:
631 SQ. FT. ATTIC AREA / 300 = 210 SQ. FT. OF VENTILATION REQUIRED (3024 SQ. INCHES)
UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS 150 SQ. IN. PER VENT / 3024 SQ. IN. x 50% = 1512 SQ. IN. REQUIRED. PROVIDE (4) AF50 ROOF VENTS = 200 SQ. IN.
LOWER ROOF VENTING PROVIDED BY BIRDLOCKING: (4) 2" DIA HOLES (314" EA.) = (125 SQ. INCHES) AND WITH AF50 ROOF VENTS 150 SQ. IN. PER VENT / 3024 SQ. IN. x 50% = 1512 SQ. IN. REQUIRED. PROVIDE (19) BIRDBLOCKS = 1675 SQ. IN. • FRONT & REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES OR 3' SETBACKS.

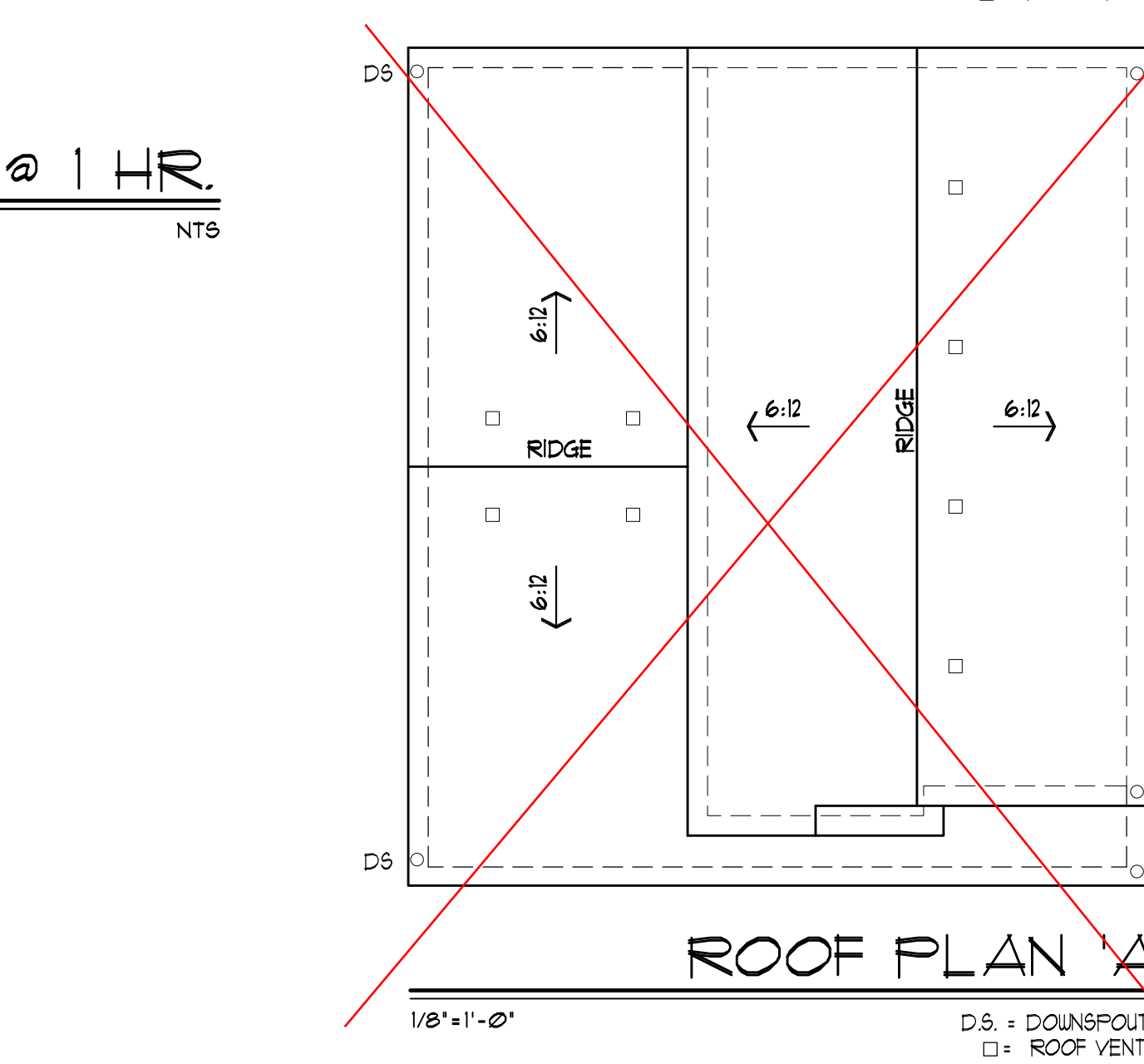
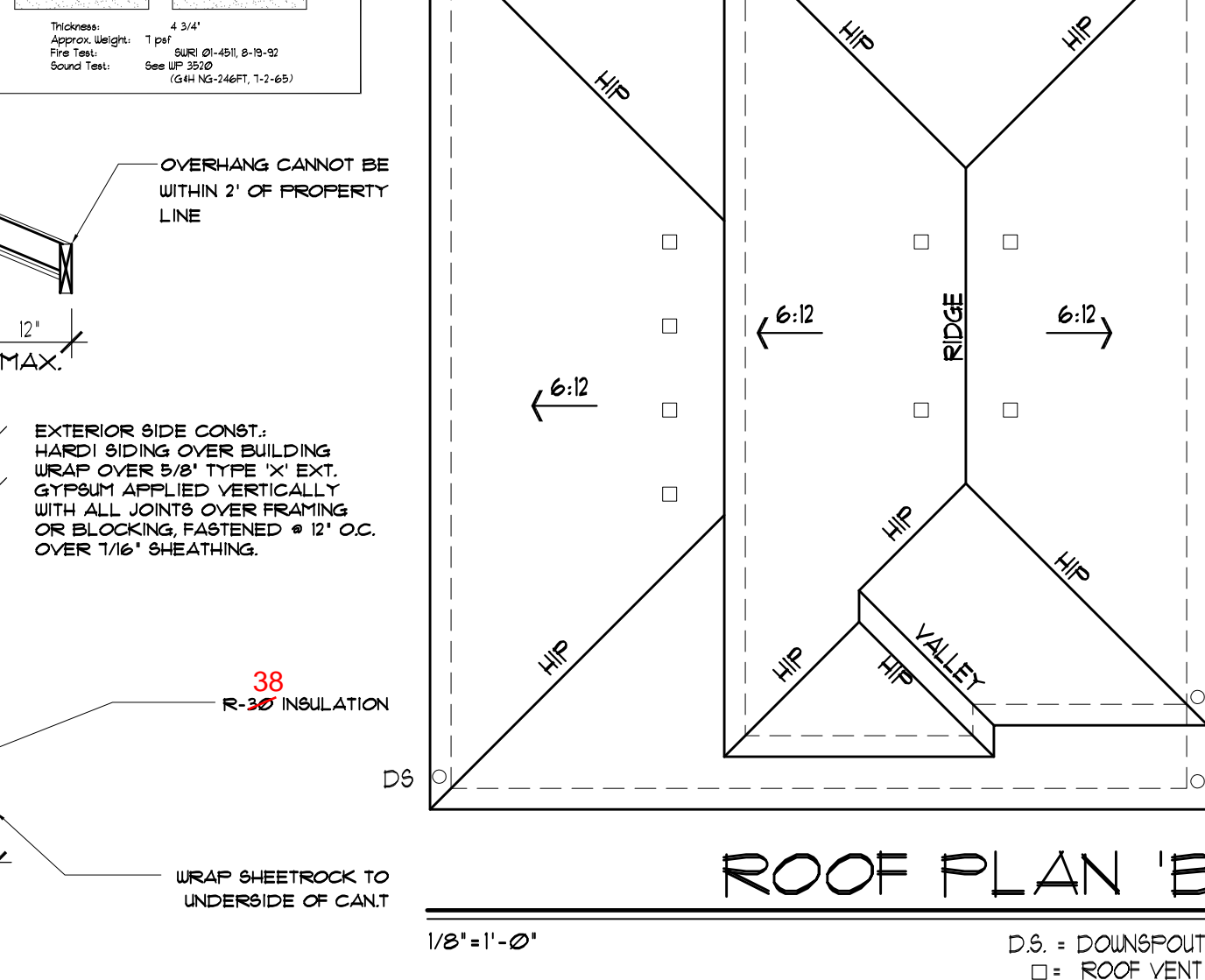
ROOF GENERAL NOTES:
A. CONTRACTOR SHALL PROVIDE ATTIC VENTILATION AS PER CODE
B. PROVIDE FLASHING ON ALL VALLEYS, PITCH CHANGES AND AT VERTICAL PLANES
C. PROVIDE FLASHING AND COUNTER FLASHING AT CHIMNEYS A MIN. OF 8" ABOVE ROOF SHEATHING
D. CRICKETS AS SHOWN
E. HEADERS TO BE A MINIMUM OF 4X8 DPT UNO
F. PROVIDE DOUBLE FELT UNDERLAYMENT FOR COMPOSITION ROOFING. (TYP) FOR SLOPES UNDER 4:12
G. UNDERLAYMENT SHALL BE APPLIED IN SHINGLE FASHION, PARALLEL TO, AND STARTING FROM THE EAVE & LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.
VENTILATION CALCULATIONS & REQUIREMENTS
R206.2: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/60 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
VENTILATION GENERAL NOTES:
A. ROOFS TALLER THAN 3' WILL USE BIRD BLOCKING AND AF50 VENTS AS REQUIRED.
B. ROOFS SHORTER THAN 3' WILL USE BIRD BLOCKING AS REQUIRED.
NOTE:
ROOF ON GALBE ENDS MUST EXTEND A MINIMUM OF 2 INCHES (2") FROM THE SURFACE OF EXTERIOR SIDING MATERIALS.
WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR. PROJECTIONS GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE 1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED FROM WALL PLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED
GA FILE NO. WP 3514 GENERIC 1 HOUR FIRE 35 to 39 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS
One layer 5/8" type 'X' gypsum wallboard or equivalent material with all joints over 1/4" gaps to each side of 2" x 4 studs or 1/2" gaps to each side of 2" x 6 studs
Minimum 1/2" gap at opposite ends.
SANDWICH
Thickness: Approx. 5/8" Type 'X' Gypsum Wallboard
Fastener: 1" x 6" (600 05-455) 8-10-10
Sound Test: 1" x 6" (600 05-455) 8-10-10
5/8" TYPE 'X' GYPSUM APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING, FASTENED WITH 2 1/4" S DRYWALL SCREWS @ 12" O.C. OVER 2x6 STUDS @ 16" O.C. WITH R-21 INSULATION
EXTERIOR SIDE CONST. HARD SIDING OVER BUILDING WRAP OVER 5/8" TYPE 'X' EXT. GYPSUM APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING, FASTENED @ 12" O.C. OVER 1/4" SHEATHING.
OVER-HANG CANNOT BE WITHIN 2' OF PROPERTY LINE
38 R-30 INSULATION
WRAP SHEETROCK TO UNDERSIDE OF CANT
24" MAX.
SOLID BLOCKING @ EA TRUSS
12" MAX.
CANT. WALL @ 1 HR.
NTS

SEE E-1 FOR WSEC CALCULATIONS

EFFICIENT BUILDING ENVELOPE 1a:
Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.28
Floor R-38C
Slab on grade R-10 perimeter and under entire slab
Below grade slab R-10 perimeter and under entire slab
or
Compliance based on Section R402.1.4: Reduce the Total UA by 5%.
HIGH EFFICIENCY HVAC EQUIPMENT 3a:
Gas, propane or oil-fired furnaces with minimum AFUE of 94%, or
Gas, propane or oil-fired boiler with minimum AFUE of 92%
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.
EFFICIENT WATER HEATING 5a:
All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less.
All other lavatory faucets shall be rated at 1.0 GPM or less.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.
EFFICIENT WATER HEATING 5c:
Water heating system shall include one of the following:
Gas, propane or oil water heater with a minimum EF of 0.91
or
Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating Systems.
or
Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEA's Northern Climate Specifications for Heat Pump Water Heaters.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.

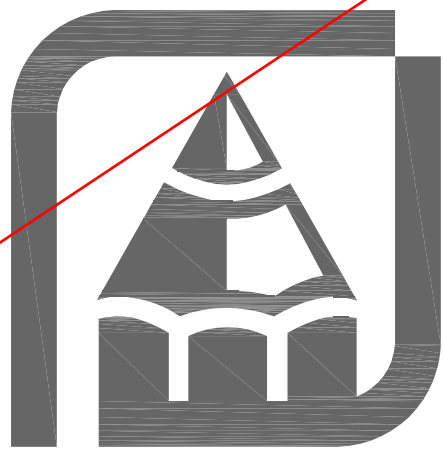
WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED
GA FILE NO. WP 3514 GENERIC 1 HOUR FIRE 35 to 39 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS
One layer 5/8" type 'X' gypsum wallboard or equivalent material with all joints over 1/4" gaps to each side of 2" x 4 studs or 1/2" gaps to each side of 2" x 6 studs
Minimum 1/2" gap at opposite ends.
SANDWICH
Thickness: Approx. 5/8" Type 'X' Gypsum Wallboard
Fastener: 1" x 6" (600 05-455) 8-10-10
Sound Test: 1" x 6" (600 05-455) 8-10-10
5/8" TYPE 'X' GYPSUM APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING, FASTENED WITH 2 1/4" S DRYWALL SCREWS @ 12" O.C. OVER 2x6 STUDS @ 16" O.C. WITH R-21 INSULATION
EXTERIOR SIDE CONST. HARD SIDING OVER BUILDING WRAP OVER 5/8" TYPE 'X' EXT. GYPSUM APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING, FASTENED @ 12" O.C. OVER 1/4" SHEATHING.
OVER-HANG CANNOT BE WITHIN 2' OF PROPERTY LINE
38 R-30 INSULATION
WRAP SHEETROCK TO UNDERSIDE OF CANT
24" MAX.
SOLID BLOCKING @ EA TRUSS
12" MAX.
CANT. WALL @ 1 HR.
NTS



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[A-0]



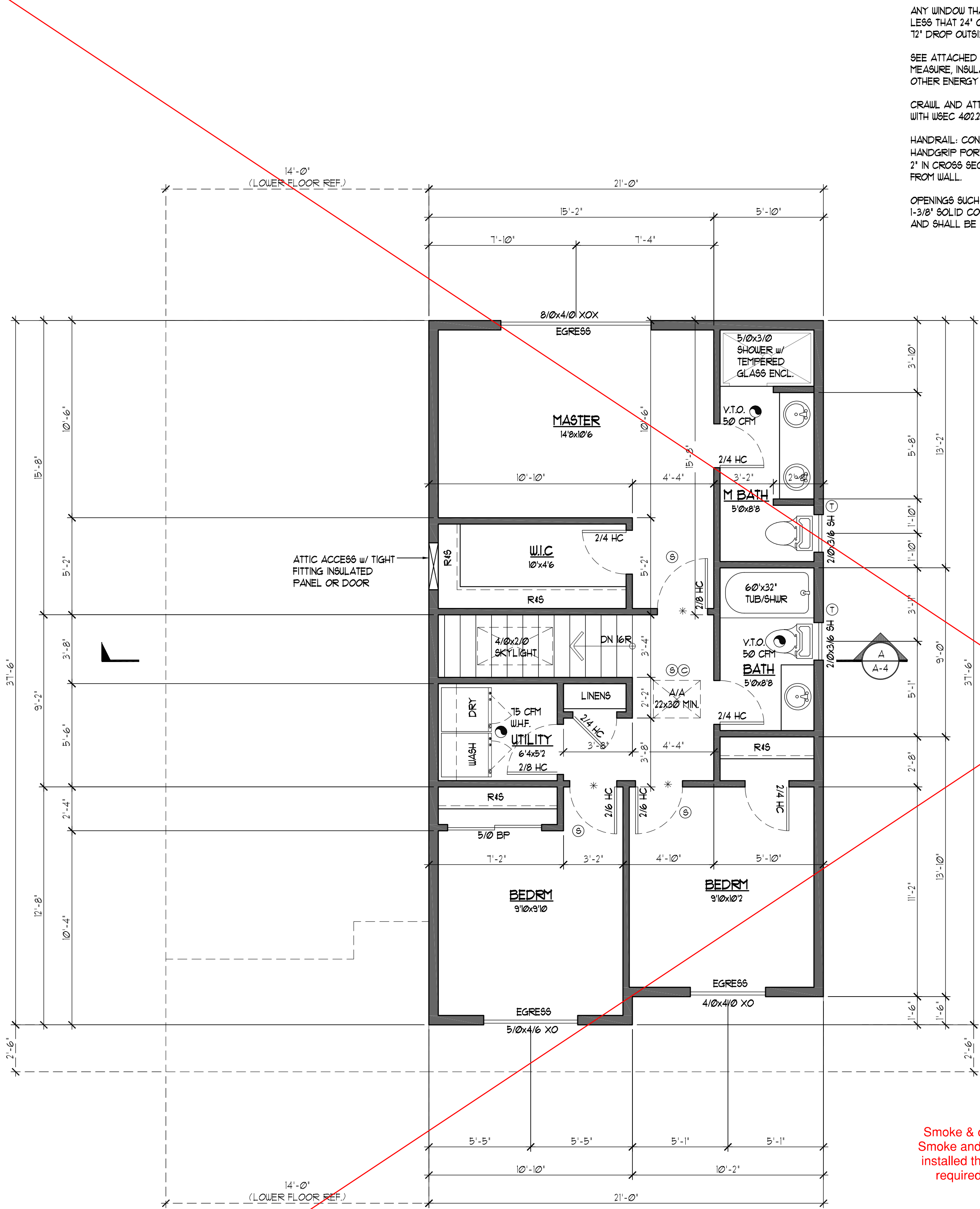
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UPPER FLOOR PLAN 'A'

- 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN ●
- 110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP ⑤
- CARBON MONOXIDE DETECTOR ⑥
- TEMPERED/SAFETY GLASS ⑦
- PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS *

ANY WINDOW THAT OPENS MORE THAN 4', THAT IS INSTALLED LESS THAN 24" OFF THE FLOOR AND THAT HAS GREATER THAN 12" DROP OUTSIDE MUST HAVE FALL PROTECTION PER R312.2.

SEE ATTACHED ENERGY CODE SHEET FOR CHOSEN ENERGY MEASURE, INSULATION REQ., VENTILATION OPTION CHOSEN AND OTHER ENERGY CODE COMPLIANCE NOTES.

CRAWL AND ATTIC ACCESS SHALL BE SEALED IN ACCORDANCE WITH WSEC 402.2.4 - LOCATE ACCESS BTUM. JOIST/STRUTS.

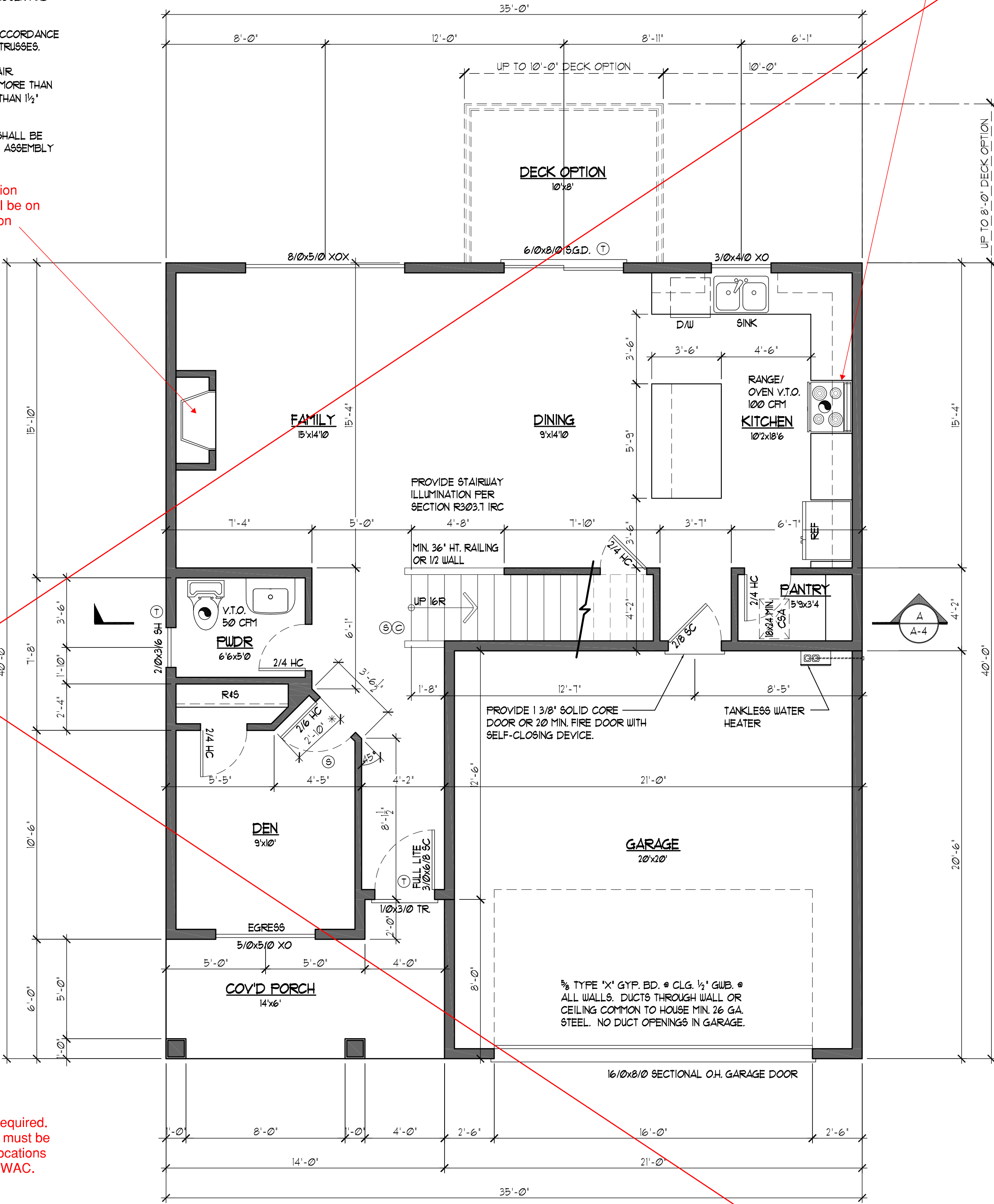
HANDRAIL: CONTINUOUS FULL LENGTH FLIGHT OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1 1/4" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1 1/2" FROM WALL.

OPENINGS SUCH AS DOORS AND ATTIC ACCESSES SHALL BE 1-3/8" SOLID CORE DOORS OR A 20-MINUTE RATED ASSEMBLY AND SHALL BE SELF CLOSING AND SELF LATCHING.

Manufacturer's installation instructions and specs shall be on site at time of inspection

Smoke & carbon monoxide detectors required. Smoke and carbon monoxide detectors must be installed throughout the building in all locations required by the IRC as amended by WAC.

FLOOR PLAN CALCULATIONS	
MAIN FLOOR:	884 SF.
UPPER FLOOR:	736 SF.
TOTAL # FTG. (HEATED):	1620 SF.
GARAGE:	424 SF.



MAIN FLOOR PLAN 'A'

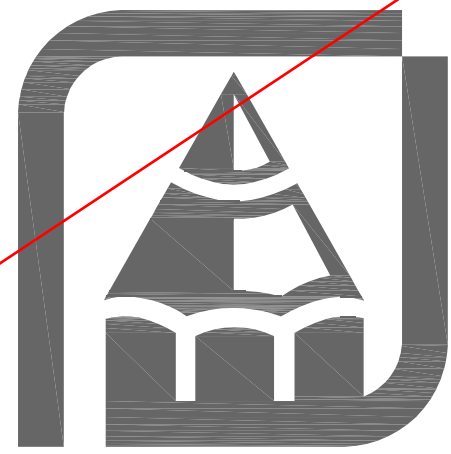
- 5 MIN. AIR EXCHANGE CEILING FANS PER PLAN ●
- 110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP ⑤
- CARBON MONOXIDE DETECTOR ⑥
- TEMPERED/SAFETY GLASS ⑦
- PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS *

Range hood exhaust cannot exceed 400 CFM or additional measures must be taken per IRC

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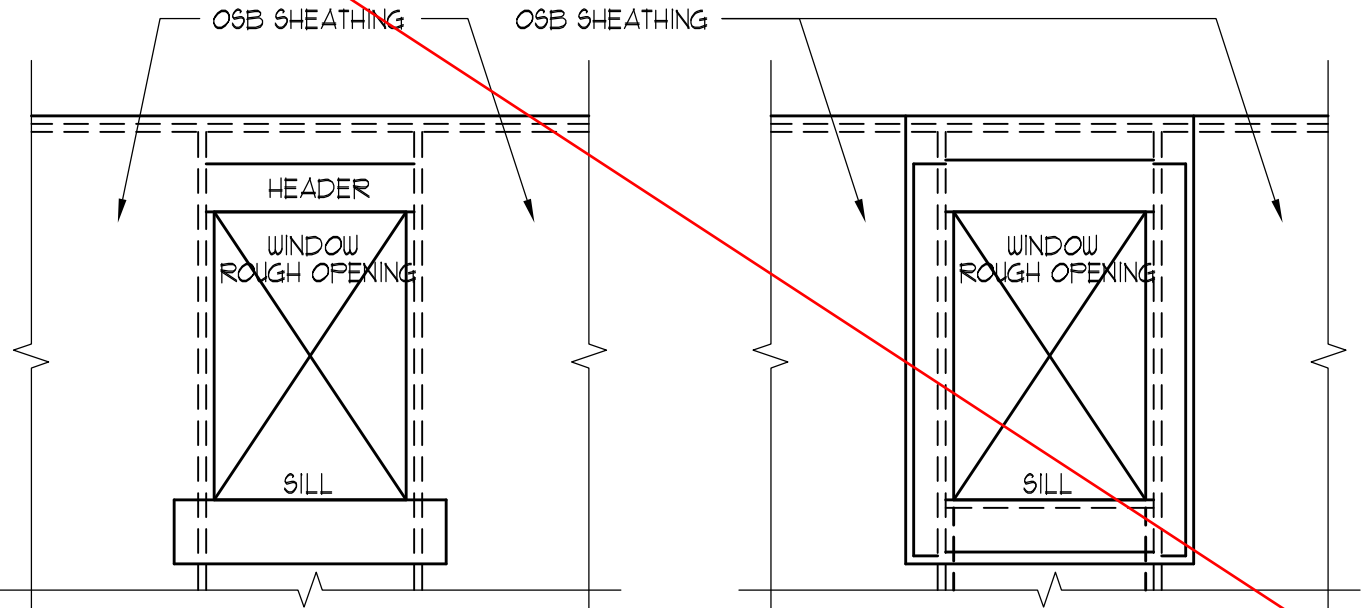
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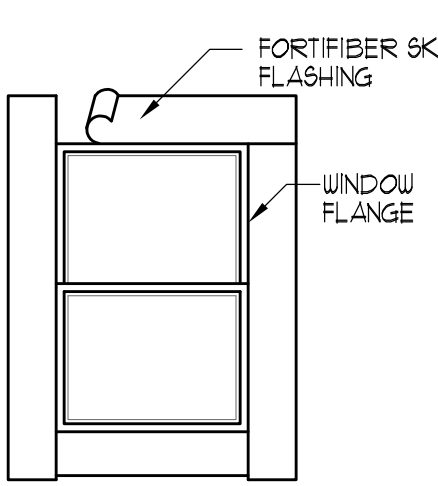
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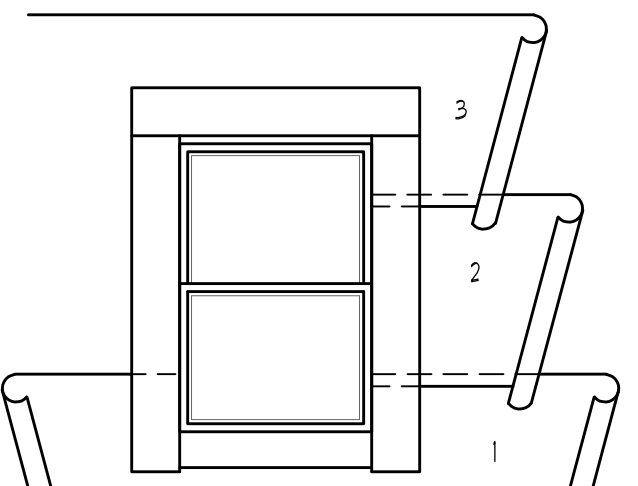


ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 12" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS INSIDE OF OPENING AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE LOWER EDGE OF THE HEADER TOP OF WINDOW OPENINGS.

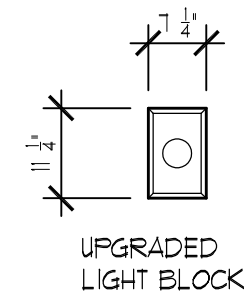
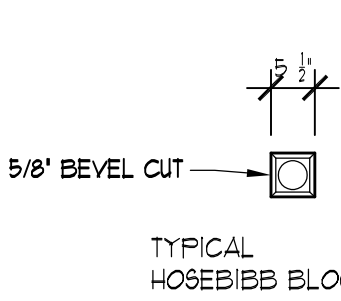


APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.



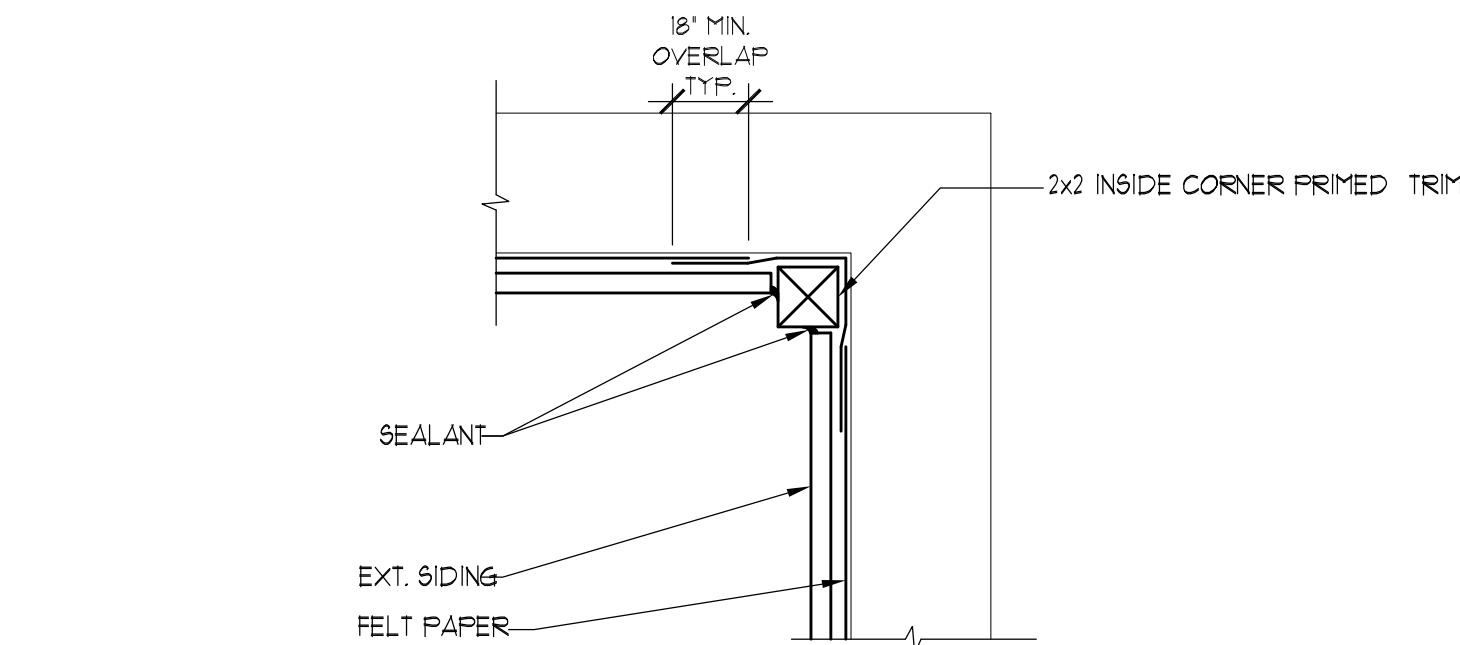
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER RESISTANT PAPER OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

R305.2.8.5 DRIP EDGE:
A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS. ADJACENT PIECES OF DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL EXTEND A MINIMUM OF 0.25 INCH (6.4 mm) BELOW THE ROOF SHEATHING AND EXTEND UP THE ROOF DECK A MINIMUM OF 2 INCHES (51 mm). DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES (305 mm) O.C. WITH FASTENERS AS SPECIFIED IN SECTION R305.2.5. UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG EAVES AND UNDER THE UNDERLAYMENT ON GABLES. UNLESS SPECIFIED DIFFERENTLY BY THE SHINGLE MANUFACTURER, SHINGLES ARE PERMITTED TO BE FLUSH WITH THE DRIP EDGE.

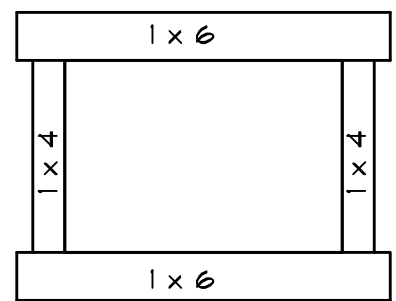


TYPICAL BLOCKING DETAIL
SCALE: 1/2" = 1'

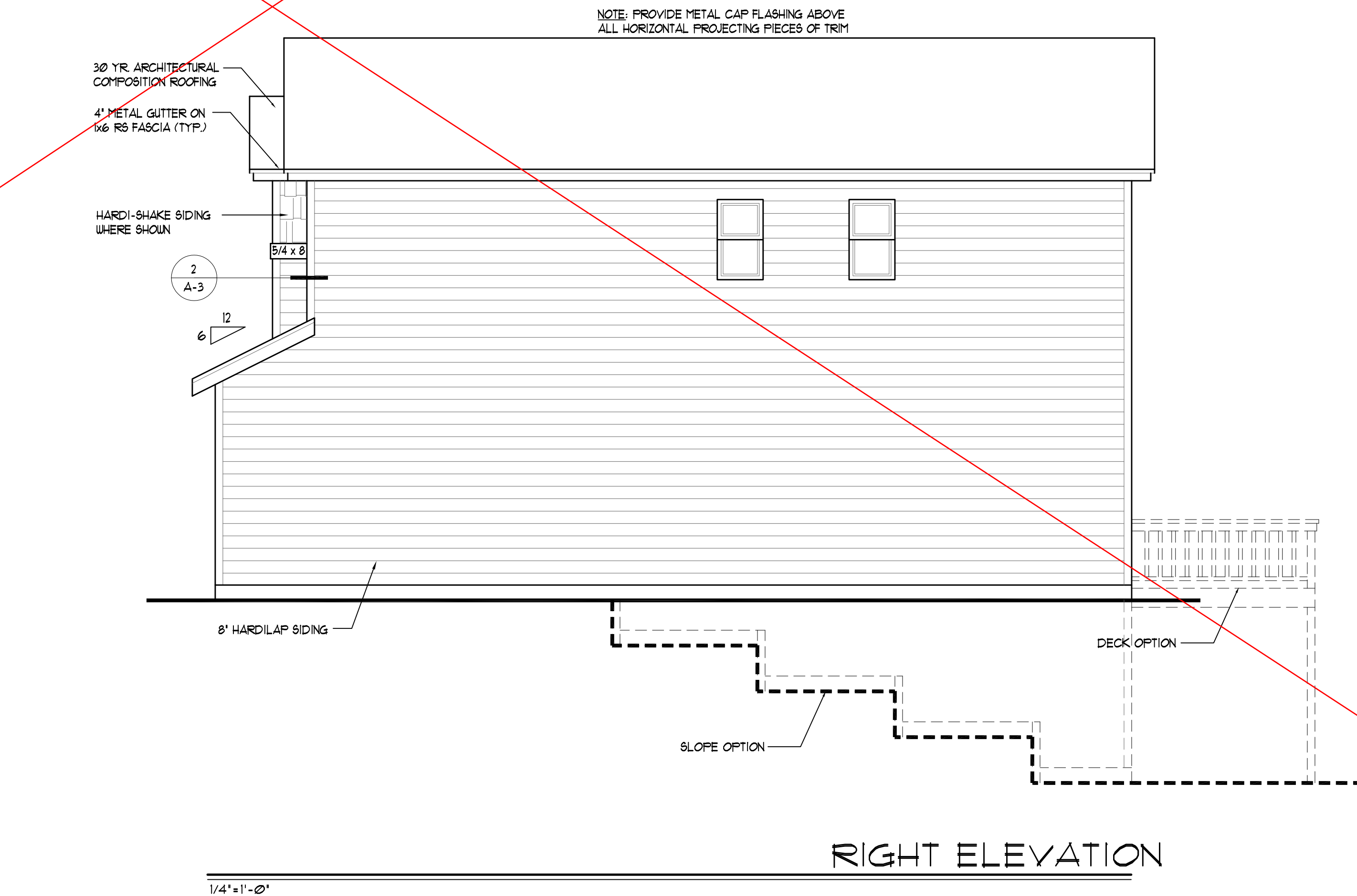
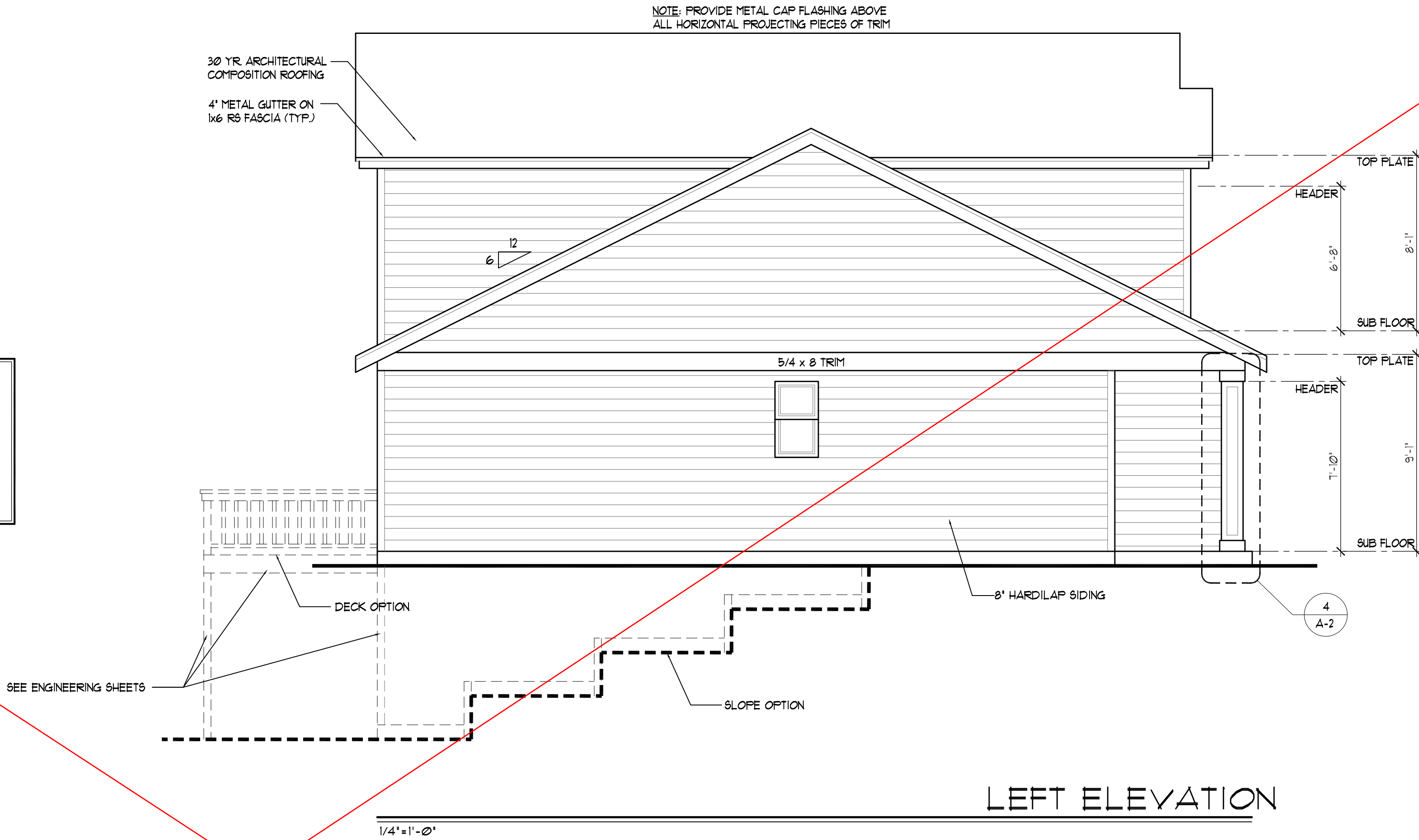
1 WINDOW FLASHING DETAIL
N.T.S.



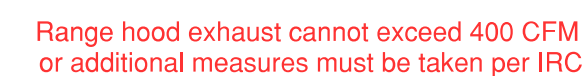
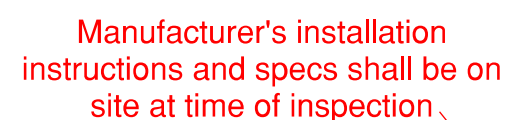
2 INSIDE CORNER TRIM DETAIL
N.T.S.



3 WINDOW TRIM DETAIL
NOTE: ALL FRONT EXTERIOR TRIM FIN. ARE TO BE MDO (MEDIUM DENSITY OVERLAY).
N.T.S.



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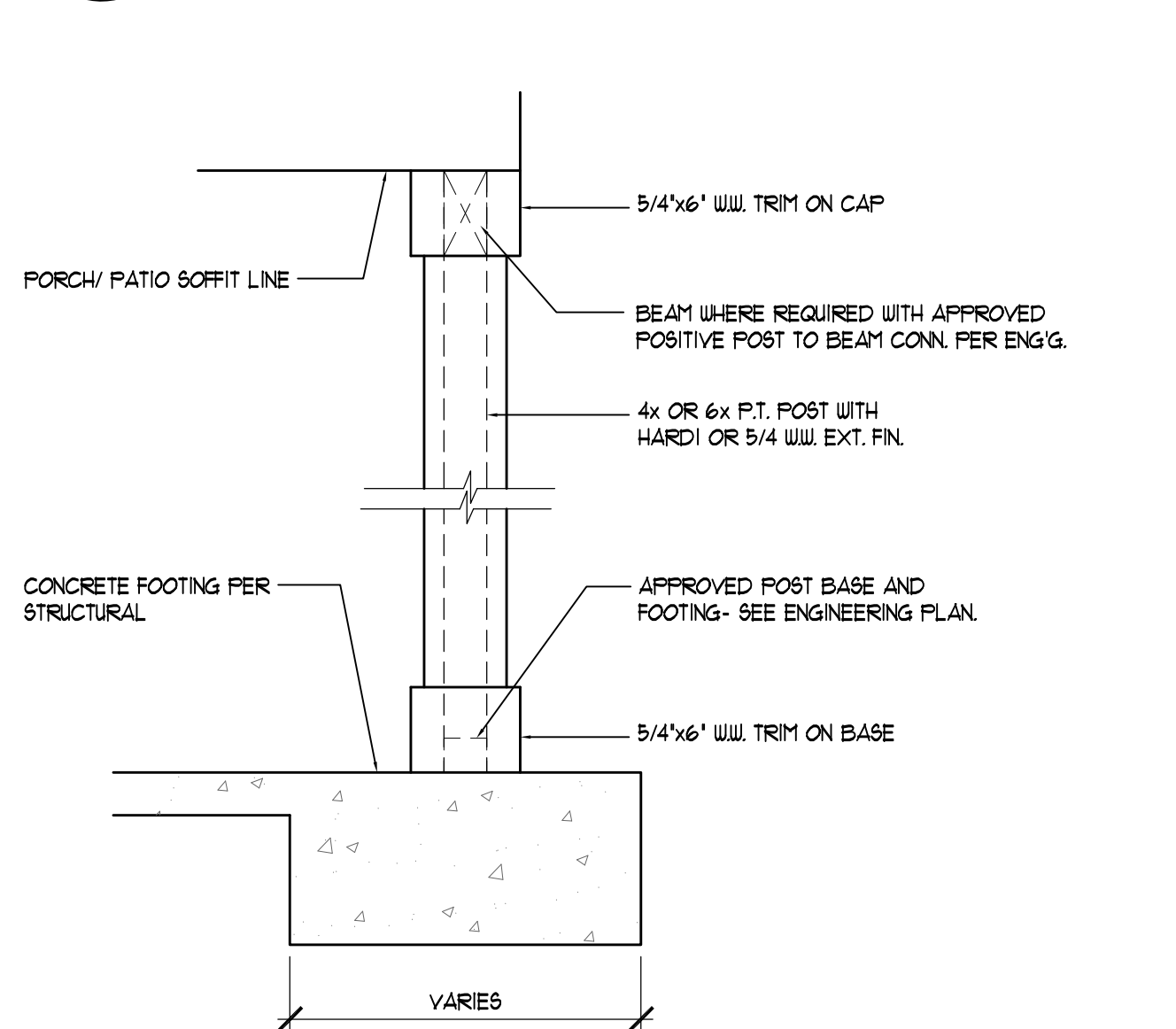
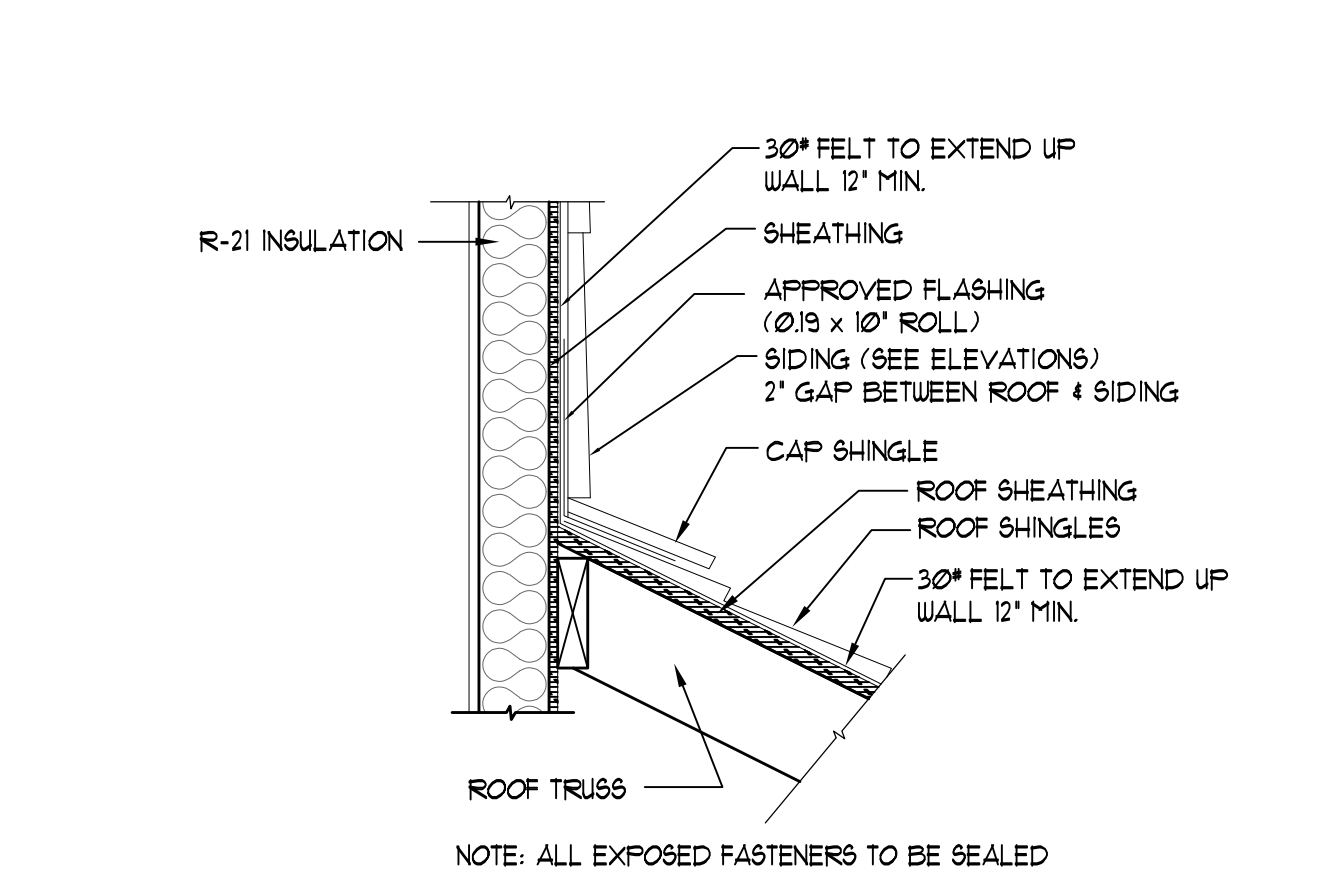
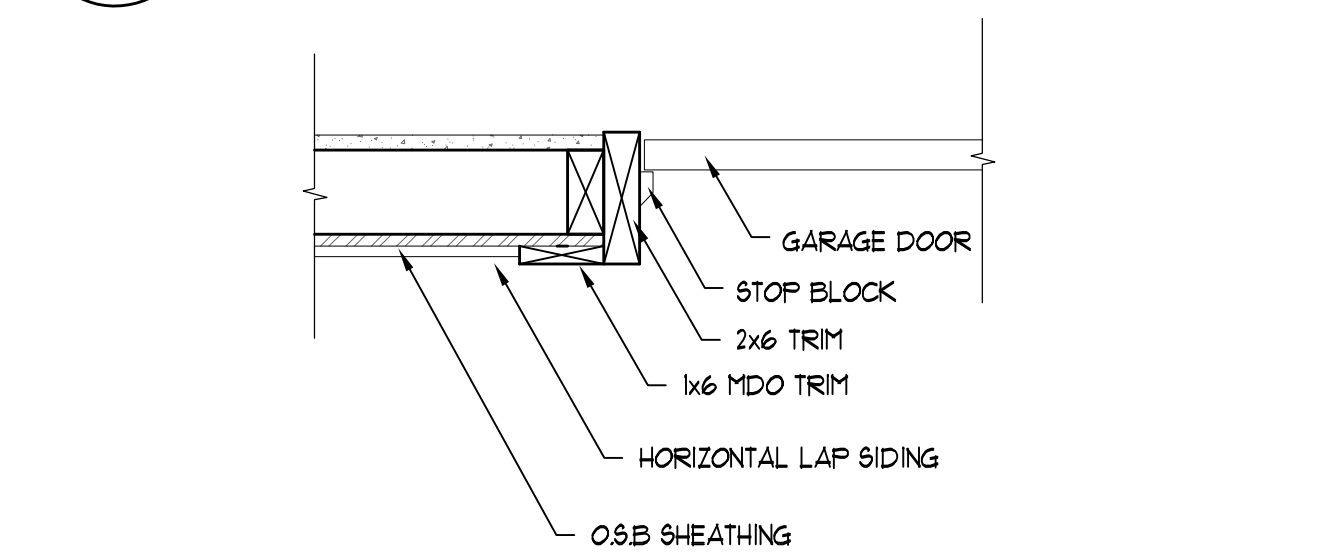
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[A-1 B]

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN (F)
110 VOLT SMOKE DETECTOR HARD WIRED (S)
INTERCONNECTED WITH BATTERY BACK-UP (C)
CARBON MONOXIDE DETECTOR (T)
TEMPERED/SAFETY GLASS (*)
PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS

FLOOR PLAN CALCULATIONS	
MAIN FLOOR:	884 SF.
UPPER FLOOR:	736 SF.
TOTAL # FTG. (HEATED):	1,620 SF.
GARAGE:	424 SF.

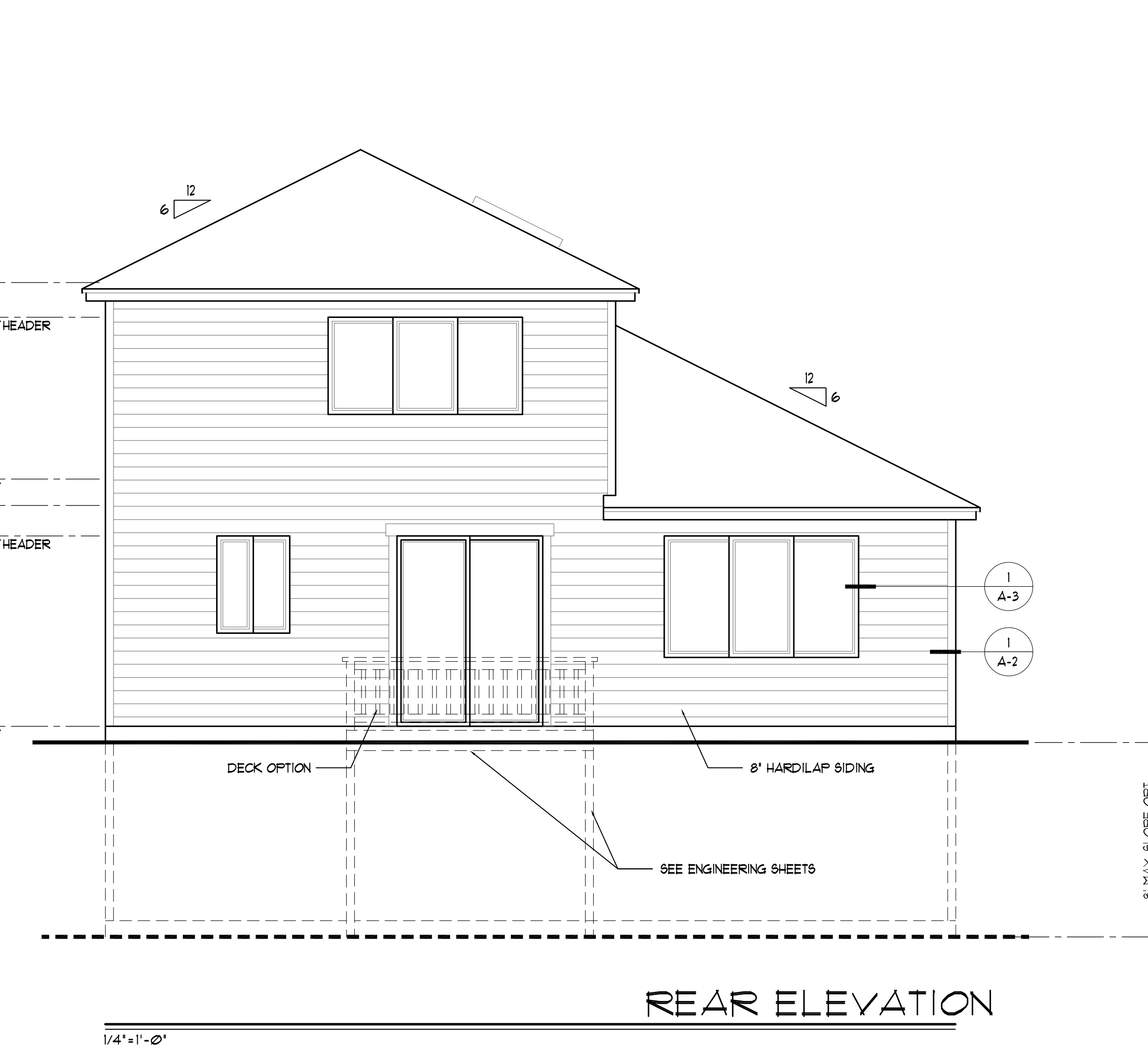
5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
110 VOLT SMOKE DETECTOR HARD WIRED
INTERCONNECTED WITH BATTERY BACK-UP
CARBON MONOXIDE DETECTOR
TEMPERED/SAFETY GLASS
PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS



Gutters and downspouts are required. All roof and yard drains shall be directed to splash blocks at a minimum, or to an infiltration system if required. All surface drainage shall have a minimum 2% grade away from the foundation.

ELEVATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION
2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS.
4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP.
5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
1. HOLD ALL SIDING MATERIAL 1 1/2" OFF ROOF.
2. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.
3. SOFFIT ALL FLAT AREAS W/ 1/2" OVERHANGS AT HORIZONTAL EDGES.
4. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
1. RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.
2. FOUNDATION VENTS TO BE SPACED PER PLAN.
1. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE IE FRONT AND/ OR SIDE AND GABLE END AND GARAGE FRESH AIR VENTS TO BE LOUVERED.
2. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1/2".
1. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS, HOLD 1/2" DRIP EDGE CUT 1/4" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
2. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK).

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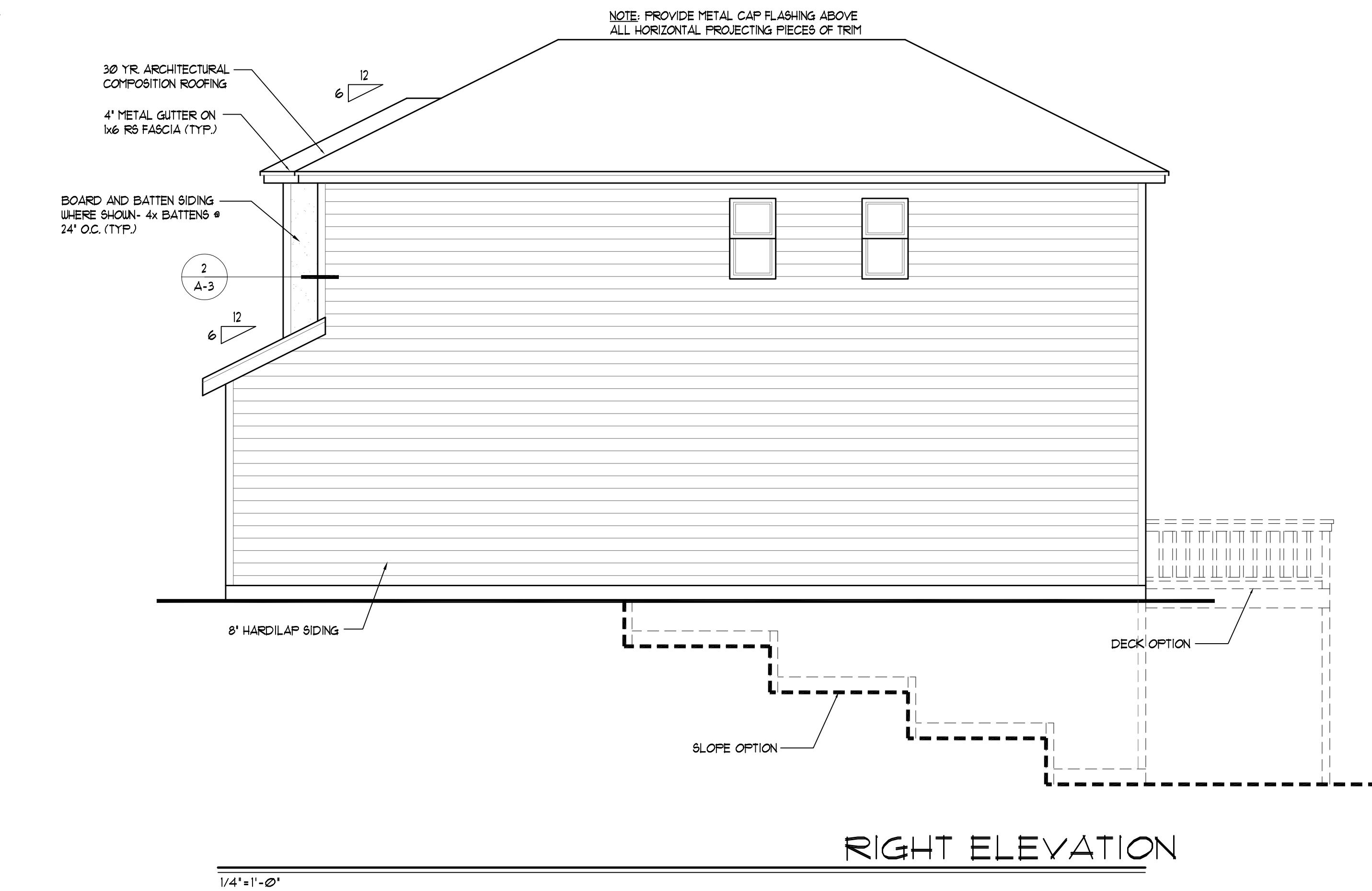
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ILLUMINATION NOTES: PER IRC SECTION 303.6, R301.8.1 ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR INCLUDING LANDINGS & TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP OF THE LANDING OF THE STAIRWAY. LIGHTING CONTROLS SHALL BE ACCESSIBLE AT THE TOP & BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS.

4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONT. THRU FULL LENGTH OF STAIR. 34" MIN. HT. 38" MAX. HT. END SHALL RETURN TO WALL OR NEELING POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 100 LB. FT. LOAD IN ANY DIRECTION. HANDRAIL TO BE PRESENT ON BOTH UP AND DOWN HANDS. HANDS POSITION TO BE 4" FROM WALL. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4" MIN. 2 1/4" MAX. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". ALL REQ. GUARDRAILS TO BE 36" MIN. HEIGHT. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (33 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES (57 MM).


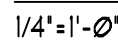
4" OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONT. THRU FULL LENGTH OF STAIR
34" MIN HT, 38" MAX HT, END SHALL RETURN TO WALL OR NEEL, POST OR VOLUTE. HANDRAIL MUST BE
STRONG ENOUGH TO RESIST A 200 LB. FT. LOAD IN ANY DIRECTION. HANDRAIL TO BE PRESENT ON
AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION
WITH A MIN. EDGE RADIUS OF 1/8". ALL RISER GUARDSHALLS TO BE 36" MIN. HEIGHT.
HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32 MM) AND
GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4
INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4
INCHES (57 MM).



SCALE: N.T.S.



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Permit Number: 20-04001

GENERAL STRUCTURAL NOTES
(UNLESS NOTED OTHERWISE ON PLANS AND DETAILS)

CODES AND SPECIFICATIONS

1. INTERNATIONAL BUILDING CODE (IBC) – 2015 EDITION WITH LOCAL JURISDICTION AMENDMENTS AS APPLICABLE
2. ASCE/SEI 7-10 – MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES WITH SUPPLEMENT NO. 1
3. ANSI/AWC NDS-2015/AWC SPDWs 2015/AWC WFCM 2015 – NATIONAL DESIGN SPECIFICATION FOR WOOD
CONSTRUCTION WITH 2015 NDS SUPPLEMENT/SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC/WOOD FRAME
CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS
4. ACI 318-14 – BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
5. AISI 360-10/341-10 – SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS/SEISMIC PROVISIONS FOR
STRUCTURAL STEEL BUILDINGS
6. AWS D1.4/D1.4M-2011/STRUCTURAL WELDING CODE
7. TMS 402-2013/ACI 530-13/ASCE 5-13 – BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
DESIGN CRITERIA

1. WIND – RISK CATEGORY=II, BASIC WIND SPEED (V)=110 MPH, WIND DIRECTIONALITY FACTOR=0.85, EXPOSURE
CATEGORY=B, TOPOGRAPHIC FACTOR Kzt=1.00, GUST EFFECT FACTOR=0.85, ENCLOSURE
CLASSIFICATION=ENCLOSED, INTERNAL PRESSURE COEFFICIENT (C_{pi})=± 0.18
2. SEISMIC – RISK CATEGORY=II, SEISMIC IMPORTANCE FACTOR (I_e)=1.00, SITE CLASS=D, S_s=**1.579**, S₁=**0.611**,
S_{ds}=**1.053**, S_{d1}=**0.611**, SEISMIC DESIGN CATEGORY=D, BASIC SEISMIC-FORCE-RESISTING
SYSTEM=A.15 PER ASCE 7-10 TABLE 12.2-1, SEISMIC RESPONSE COEFFICIENT (C_s)=**0.162**
(ORTHOGONAL 1) & **0.162** (ORTHOGONAL 2), RESPONSE MODIFICATION FACTOR (R)=6.5
(ORTHOGONAL 1) & 6.5 (ORTHOGONAL 2), DESIGN PROCEDURE USED=EQUIVALENT LATERAL FORCE
PROCEDURE
3. ROOF – DEAD: 15 PSF, LIVE: 20 PSF
SNOW: 25 PSF (Ps)
4. FLOOR – DEAD: 12 PSF, LIVE: 40 PSF, LIVE (DECK): 60 PSF
5. SOILS – VERTICAL BEARING PRESSURE (CAPACITY): 1500 PSF/FT OF DEPTH
LATERAL BEARING PRESSURE (CAPACITY): 0.25 (MULTIPLIED BY
COEFFICIENT OF FRICTION CAPACITY): 40 PSF/FT OF DEPTH
ACTIVE DESIGN LATERAL LOAD: 60 PSF/FT OF DEPTH
AT-REST DESIGN LATERAL LOAD: 60 PSF/FT OF DEPTH

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION IS REQUIRED ONLY WHEN SPECIFICALLY DESIGNATED AS BEING REQUIRED BY THE
REGISTERED DESIGN PROFESSIONAL OR THE BUILDING OFFICIAL.

SOIL CONSTRUCTION

1. EXTEND FOOTINGS TO UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557).
ALL CONSTRUCTION ON FILL SOILS SHALL BE REVIEWED BY A REGISTERED GEOTECHNICAL ENGINEER. ALL
FOOTINGS SHALL BE 18 INCHES MINIMUM BELOW ADJACENT FINISH GRADE. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THAT THE SITE SOILS PROVIDE THE MINIMUM VERTICAL BEARING PRESSURE
CAPACITY STATED ABOVE.

PIPE

1. PIPE SHALL CONFORM TO ASTM A53 GRADE B. UNLESS NOTED OTHERWISE, PIPE IS NOT REQUIRED TO BE
GALVANIZED.
2. PIPE SHALL BE DRIVEN TO REFUSAL AND TESTED (AS REQUIRED) PER GEOTECHNICAL ENGINEER'S
REQUIREMENTS.

REINFORCED CONCRETE

1. f'_c=3000 PSI @ 28 DAYS, MIN 5-½ SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND MAXIMUM
OF 6-¾ GALLONS OF WATER PER 94 LB. SACK OF CEMENT. (*) SPECIAL INSPECTION IS NOT REQUIRED –
3000 PSI COMPRESSIVE STRENGTH IS SPECIFIED FOR WEATHERING PROTECTION ONLY – STRUCTURAL DESIGN
IS BASED ON f'_c=2500 PSI.
2. MAXIMUM AGGREGATE SIZE IS 7/8". MAXIMUM SLUMP= 4 INCHES.
3. ALL CONCRETE SHALL BE AIR ENTRAINMENT – 5% MINIMUM/7% MAXIMUM (PERCENT BY VOLUME OF CONCRETE).
4. MIXING AND PLACEMENT OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE IBC AND ACI 318.
PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE, WORKABLE MIX WHICH
CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER. PROVIDE ¾" INCH CHAMFER ON
ALL EXPOSED CONCRETE EDGES UNLESS OTHERWISE INDICATED ON ARCHITECTURAL DRAWINGS.
5. NO SPECIAL INSPECTION IS REQUIRED.
6. VIBRATE ALL CONCRETE WALLS. SEGREGATION OF MATERIALS SHALL BE PREVENTED.

REINFORCING STEEL

1. CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318.
2. REINFORCING STEEL SHALL BE GRADE 40 MINIMUM AND DEFORMED BILLET STEEL CONFORMING TO ASTM A615.
3. WELDED WIRE MESH SHALL CONFORM TO ASTM A185.
4. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN POSITION. THE FOLLOWING
PROTECTION FOR REINFORCEMENT SHALL BE PROVIDED:

- MIN COVER
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH– 3"
EXPOSED TO EARTH OR WEATHER– 1.5" FOR #5 BAR AND SMALLER
2" FOR #6 BAR AND LARGER
1.5"
SLABS AND WALLS AT INTERIOR FACE–
5. LAP CONTINUOUS REINFORCING BARS 32 BAR DIAMETERS (1"-6" MIN) IN CONCRETE. CORNER BARS
CONSISTING OF 32 BAR DIAMETER (1"-6" MIN) BEND SHALL BE PROVIDED FOR ALL HORIZONTAL
REINFORCEMENT. LAP WELDED WIRE MESH EDGES 1.5 MESH MINIMUM. THIS CRITERIA APPLIES UNLESS NOTED
OTHERWISE.

RETAINING WALLS

1. CONCRETE FLOOR SLABS TO BE POURED AND CURED AND FLOOR FRAMED ABOVE SHALL BE COMPLETE
BEFORE BACKFILLING BEHIND RETAINING WALLS.

TIMBER

1. UNLESS NOTED OTHERWISE, ALL SAWN LUMBER SHALL BE KILN DRIED AND GRADED/MARKED IN CONFORMANCE
WITH WCLB STANDARD GRADING FOR WEST COAST LUMBER. LUMBER SHALL MEET THE FOLLOWING MINIMUM
CRITERIA:

- 4x AND LARGER– DF #2 (Fb=875 PSI)
3x AND SMALLER– HF #2 (Fb=850 PSI) OR SPF #2 (Fb=875 PSI)

2. WALL STUDS SHALL BE:
BEARING WALLS WITH 10'-0" MAXIMUM STUD LENGTH
2x4 HF STUD GRADE OR BTR AT 24" (MAX) OC – CARRYING ONLY ROOF AND CEILING
2x4 HF STUD GRADE OR BTR AT 16" (MAX) OC – CARRYING ONLY ONE FLOOR, ROOF AND CEILING
2x6 HF STUD GRADE OR BTR AT 24" (MAX) OC – CARRYING ONLY ONE FLOOR, ROOF AND CEILING
2x6 HF STUD GRADE OR BTR AT 16" (MAX) OC – CARRYING ONLY TWO FLOORS, ROOF AND CEILING
NON-BEARING WALLS WITH MAXIMUM STUD LENGTH NOTED
2x4 HF STUD GRADE OR BTR AT 24" (MAX) OC – 10'-0" MAXIMUM STUD LENGTH
2x6 HF STUD GRADE OR BTR AT 24" (MAX) OC – 15'-0" MAXIMUM STUD LENGTH

3. PROVIDE 4x6 DF2 HEADER OVER OPENINGS NOT NOTED OTHERWISE. PROVIDE (1)2x TRIMMER AND (1)2x KING
HEADER SUPPORT FOR CLEAR SPANS 5'-0" OR LESS. PROVIDE (2)2x TRIMMER AND (1)2x KING HEADER
SUPPORT FOR CLEAR SPANS EXCEEDING 5'-0".

4. PROVIDE SOLE BLOCKING IN FLOOR SPACE UNDER ALL POSTS AND WALL MEMBERS CONNECTED TO
HOLDOWNS. ORIENT BLOCKING SUCH THAT WOOD GRAIN IN BLOCKING IS ORIENTED VERTICALLY.

5. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARTITION WALLS PARALLEL TO FLOOR JOISTS AND ALONG THE
PERIMETER OF ALL DIAPHRAGM OPENINGS.
6. PROVIDE DOUBLE BLOCKING BETWEEN FLOOR JOISTS UNDER ALL PARTITION WALLS PERPENDICULAR TO FLOOR
JOISTS.

WOOD CONNECTORS, FASTENERS AND PRESURE TREATED WOOD

1. ALL WOOD CONNECTORS SHALL BE SIMPSON OR APPROVED EQUAL.
2. ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.
3. ALL NAILING SHALL MEET THE MINIMUM NAILING REQUIREMENTS OF TABLE 2304.10.1 OF THE INTERNATIONAL
BUILDING CODE.
4. ALL WOOD IN CONTACT WITH GROUND OR CONCRETE TO BE PRESSURE-TREATED WITH A WOOD PRESERVATIVE.
WOOD USED ABOVE GROUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWWA U1 FOR THE
FOLLOWING CONDITIONS:
a) JOISTS, GIRDERS, AND SUBFLOORS THAT ARE CLOSER THAN 18" TO EXPOSED GROUND IN CRAWL
SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
b) WOOD FRAMING INCLUDING SHEATHING THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS
THAN 8 INCHES FROM EXPOSED EARTH.
c) SLEEPERS, SILLS, LEDGERS, POSTS AND COLUMNS IN DIRECT CONTACT WITH CONCRETE OR
MASONRY.
6. ALL FIELD-CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN
THE FIELD USING THE AWWA M4 STANDARD IN ACCORDANCE WITH THE DIRECTIONS OF THE PRODUCT
MANUFACTURER.
7. ALL WOOD CONNECTORS AND ASSOCIATED STEEL FASTENERS (EXCEPT ANCHOR BOLTS AND HOLDOWN
ANCHORS) 1/2" DIAMETER (1 LARGER) IN CONTACT WITH ANY PRESERVATIVE-TREATED WOOD SHALL CONFORM
TO ONE OF THE FOLLOWING CORROSION PROTECTION CONFIGURATION OPTIONS:
a) ALL WOOD CONNECTORS AND ASSOCIATED STEEL FASTENERS SHALL BE TYPE 303, 304, 306 OR
316 STAINLESS STEEL WHEN ACTUAL WOOD PRESERVATIVE RETENTION LEVELS EXCEED THE
FOLLOWING LEVELS:

- TREATMENT RETENTION LEVEL (PCF)
ACQ (ALKALINE COPPER QUAT) GREATER THAN 0.40
MCO (MICRONIZED COPPER QUAT) GREATER THAN 0.34
CA-B (COPPER AZOLE) GREATER THAN 0.21
CA-C & MCA (COPPER AZOLE & AZOLE BIOCIDES) GREATER THAN 0.15
µCA-C (AZOLE BIOCIDES) GREATER THAN 0.14

- b) WHEN ACTUAL WOOD PRESERVATIVE RETENTION LEVELS DO NOT EXCEED THE LEVELS IN 7.a) ABOVE,
ALL WOOD CONNECTORS AND FASTENERS SHALL, AT A MINIMUM, BE HOT-DIPPED GALVANIZED BY
ONE OF THE FOLLOWING METHODS:
i) CONTINUOUS HOT-DIPPED GALVANIZING PER ASTM A653, TYPE G185.
ii) BATCH OR PER HOT-DIPPED GALVANIZING PER ASTM 123 FOR INDIVIDUAL CONNECTORS
AND AS PER ASTM A153 FOR FASTENERS. FASTENERS, OTHER THAN NAILS, TIMBER RWETS,
WOOD SCREWS AND LAG SCREWS, MAY BE HOT-DIPPED GALVANIZED AS PER ASTM B695,
CLASS 55 MINIMUM.

- c) PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE TREATED WOOD IN
AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
8. DO NOT MIX STAINLESS STEEL AND HOT-DIPPED GALVANIZED WOOD CONNECTORS AND FASTENERS.
9. ALL ANCHOR BOLTS SHALL BE AS SPECIFIED IN THE GENERAL NOTES ON THE SHEARWALL SCHEDULE.
10. WHERE A CONNECTOR STRAP CONNECTS TWO WOOD MEMBERS, INSTALL ONE HALF OF THE TOTAL REQUIRED
NAILS OR BOLTS IN EACH MEMBER.
11. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307.
12. PROVIDE STANDARD CUT WASHERS UNDER THE HEAD OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

ANCHORAGE

1. ALL ANCHOR BOLTS AND HOLDOWN BOLTS EMBEDDED IN CONCRETE OR MASONRY SHALL BE A307 UNLESS
NOTED OTHERWISE. EXPANSION BOLTS INTO CONCRETE NOT OTHERWISE SPECIFIED SHALL BE SIMPSON
STRONG-BOLT 2 WEDGE ANCHOR. INSTALL IN ACCORDANCE WITH ICC ESR-1771, INCLUDING MINIMUM
EMBEDMENT DEPTH REQUIREMENTS.

NAILS

1. NAILING OF WOOD FRAMED MEMBERS TO BE IN ACCORDANCE WITH IBC 2015 TABLE 2304.10.1 UNLESS
OTHERWISE NOTED. CONNECTION DESIGNS ARE BASED ON NAILS WITH THE FOLLOWING PROPERTIES:

PENNY WEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)
8d SINKER	0.113	2-3/8
8d COMMON	0.131	2-1/2
10d BOX	0.131	3
16d SINKER	0.148	3-1/4
16d COMMON	0.162	3-1/2

SHEARWALLS

1. ALL SHEARWALL PLYWOOD NAILING AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND NOTED IN
THE SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED SHEATHING
(24/16) – BLOCKED – WITH MINIMUM NAILING 0.131" DIAMETER x 2.5" NAILS @ 6" OC EDGES/12" OC FIELD
UNLESS OTHERWISE NOTED.
2. ALL HEADERS SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END WHEN THE HEADER INTERRUPTS
THE CONTINUOUS (2)2x TOP PLATE. USE (1) SIMPSON MST424 CONNECTOR EACH END UNLESS NOTED
OTHERWISE.
3. ALL SHEARWALL HOLDOWNS SHALL BE AS NOTED ON THE PLANS AND SHALL BE SIMPSON OR APPROVED
EQUAL.
4. ALL HOLDOWN ANCHORS SHALL BE INSTALLED AS SHOWN ON PLANS AND AS PER MANUFACTURER'S
REQUIREMENTS. HOLDOWN ANCHORS MAY BE WET-SET OR DRILLED AND EPOXIED (SIMPSON "SET" EPOXY OR
APPROVED EQUAL) WITH PRIOR APPROVAL FROM THE ENGINEER OF RECORD. PROVIDE THE FULL EMBEDMENT
INTO CONCRETE AS STATED ON THE PLANS.

FLOOR AND ROOF DIAPHRAGMS

1. APPLY 23/32" APA RATED STURD-I-FLOOR(24" OC) NAILED TO FLOOR FRAMING MEMBERS WITH 0.131"
DIAMETER 2.5" NAILS AT 6" OC ALL SUPPORTED EDGES AND AT 12" OC AT INTERIOR SUPPORTS UNLESS
NOTED OTHERWISE ON THE PLANS. OFFSET PANEL JOINTS BETWEEN PARALLEL ADJACENT RUNS OF SHEATHING.
2. APPLY 7/16" APA RATED SHEATHING(24/16) NAILED TO ROOF FRAMING MEMBERS WITH 0.131" DIAMETER x
2.375" NAILS AT 6" OC AT SUPPORTED EDGES AND AT 12" OC AT INTERIOR SUPPORTS UNLESS NOTED
OTHERWISE ON THE PLANS. OFFSET PANEL JOINTS BETWEEN PARALLEL ADJACENT RUNS OF SHEATHING.
3. BLOCKING OF INTERIOR EDGES IS NOT REQUIRED UNLESS NOTED OTHERWISE ON THE PLANS.

BUILT-UP WOOD COLUMNS

1. ALL COLUMNS NOT SPECIFIED OR OTHERWISE NOTED ON THE PLANS SHALL BE (2)2x STUDS GANG FASTENED
PER STANDARD DETAIL.
2. ALL COLUMNS NOT SPECIFIED OR OTHERWISE NOTED ON THE PLANS SUPPORTING GIRDER TRUSSES OR BEAMS
SHALL BE (3)2x STUDS GANG FASTENED PER STANDARD DETAIL.

MANUFACTURED WOOD TRUSSES

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH IRC 502.11.1 AND 802.10.2. TRUSS DESIGN AND
FABRICATION SHALL BE PER ANSI/TP 1.
2. ALL TRUSSES SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF
WASHINGTON.
3. ROOF TRUSSES SHALL BE FABRICATED OF DOUGLAS FIR-LARCH OR HEM-FIR.
4. ALL MECHANICAL CONNECTORS SHALL BE IBC APPROVED.
5. SUBMIT DESIGN CALCULATIONS, SHOP DRAWINGS AND INSTALLATION DRAWINGS STAMPED BY A LICENSED
ENGINEER OF ALL TRUSSES TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND BUILDING DEPARTMENT
APPROVAL.
6. AS PER 502.11.3 AND 802.10.4, TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED,
SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN APPROVAL OF THE REGISTERED DESIGN
PROFESSIONAL.
7. WHERE TRUSSES ALIGN WITH SHEARWALLS, A SPECIAL TRUSS SHALL BE PROVIDED THAT HAS BEEN DESIGNED
TO TRANSFER THE LOAD BETWEEN THE ROOF SHEATHING AND THE SHEARWALL BELOW. THIS TRUSS SHALL BE
DESIGNED TO TRANSFER A MINIMUM OF 100 PLF ALONG THE FULL LENGTH OF THE TRUSS.
8. ALL TEMPORARY AND PERMANENT BRACING REQUIRED FOR THE STABILITY OF THE TRUSS UNDER GRAVITY
LOADS AND IN-PLANE WIND OR SEISMIC LOADS SHALL BE DESIGNED BY THE TRUSS ENGINEER. ANY BRACING
LOADS TRANSFERRED TO THE MAIN BUILDING SYSTEM SHALL BE IDENTIFIED AND SUBMITTED TO THE ENGINEER
OF RECORD FOR REVIEW. TEMP./PERM. TRUSS BRACING SHALL BE PER 502.11.2, 802.10.3, AND THE TRUSS
PLATE INSTITUTE'S BUILDING COMPONENT SAFETY INFORMATION.

PARALLEL STRAND LUMBER (PSL)

1. PARALLEL STRAND LUMBER SHALL BE MANUFACTURED AS PER NER-292 AND MEET THE REQUIREMENTS OF
ASTM D2559 – Fb=2900 PSI, E=2.26E PSI FOR BEAMS AND Fb=2400 PSI, E=1.86E PSI FOR COLUMNS.
2. LAMINATED VENEER LUMBER (LVL)
LAMINATED VENEER LUMBER SHALL BE DOUG FIR MEETING THE REQUIREMENTS OF ASTM D2559 – Fb=2600
PSI, E=2.06E PSI.
3. FOR TOP LOADED MULTIPLE MEMBER BEAMS ONLY, FASTEN WITH TWO ROWS OF 0.148" DIAMETER x 3" NAILS
AT 12" OC. USE THREE ROWS OF 0.148" DIAMETER x 3" NAILS FOR BEAMS WITH DEPTHS OF 14" OR MORE.
4. PROVIDE FULL DEPTH BLOCKING FOR LATERAL SUPPORT AT BEARING POINTS.

LAMINATED STRAND LUMBER (LSL)

1. LAMINATED STRAND LUMBER SHALL BE MANUFACTURED AS PER NER-292 AND MEET THE REQUIREMENTS OF
ASTM D2559 – Fb=2250 PSI, E=1.55E6 PSI FOR BEAMS AND Fb=1700 PSI, E=1.36E PSI FOR
BEAMS/COLUMNS AND Fb=1900 PSI, E=1.36E PSI FOR PLANKS.

GLUED LAMINATED WOOD MEMBERS (GLB)

1. GLUED LAMINATED WOOD BEAMS SHALL BE DOUGLAS FIR, KILN-DRIED, STRESS GRADE COMBINATION 24F-V4
(Fb=2400 PSI, E=1.86E PSI) UNLESS OTHERWISE NOTED ON THE PLANS.
2. FABRICATION SHALL BE IN CONFORMANCE WITH ANSI A190.1-12.
3. ATC STAMP AND CERTIFICATION REQUIRED ON EACH AND EVERY MEMBER.

WOOD I-JOISTS

1. JOISTS BY TRUSS JOISTS/MACMILLAN OR APPROVED EQUAL.
2. JOISTS TO BE ERECTED IN ACCORDANCE WITH THE PLANS AND ANY MANUFACTURERS DRAWINGS AND
INSTALLATION DRAWINGS.
3. CONSTRUCTION LOADS IN EXCESS OF THE DESIGN LOADS ARE NOT PERMITTED.
4. PROVIDE ERECTION BRACING UNTIL SHEATHING MATERIAL HAS BEEN INSTALLED.
5. SEE MANUFACTURER'S REFERENCES FOR LIMITATIONS ON THE CUTTING OF WEBS AND/OR FLANGES.

STEEL CONSTRUCTION

1. STRUCTURAL STEEL SHALL BE ASTM A992 (WIDE FLANGE SHAPES) OR A53-GRADE B (PIPE) OR A36 (OTHER
SHAPES AND PLATE) UNLESS NOTED OTHERWISE.
2. ALL FABRICATION AND ERECTION SHALL COMPLY WITH AISC SPECIFICATIONS AND CODES.
3. ALL WELDING SHALL BE AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH AWS AND AISC STANDARDS.
WELDING SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70xx ELECTRODES. ONLY
PRE-QUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

MASONRY

1. CONSTRUCTION SHALL MEET THE REQUIREMENTS OF IBC CHAPTER 21.
2. SPECIAL INSPECTION IS NOT REQUIRED.
3. ALL CONCRETE BLOCK MASONRY SHALL BE LAID UP IN RUNNING BOND AND SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH OF f'm = 1500 PSI, USING TYPE "S" MORTAR, f'c = 1800 PSI.
4. ALL CELLS CONTAINING REINFORCING BARS SHALL BE FILLED WITH CONCRETE GROUT WITH AN f'c = 2000 PSI
IN MAXIMUM LIFTS OF 4'-0".
5. BOND BEAMS WITH TWO #5 HORIZONTALLY SHALL BE PROVIDED AT ALL FLOOR AND ROOF ELEVATIONS AND AT
THE TOP OF THE WALL.
6. PROVIDE A LINTEL BEAM WITH TWO #5 HORIZONTALLY OVER ALL OPENINGS AND EXTEND THESE TWO BARS
2'-0" PAST THE OPENING AT EACH SIDE OR AS FAR AS POSSIBLE AND HOOK.
7. PROVIDE TWO #5 VERTICALLY FOR THE FULL STORY HEIGHT OF THE WALL AT WALL ENDS, INTERSECTIONS,
CORNERS AND AT EACH SIDE OF ALL OPENINGS UNLESS OTHERWISE SHOWN.
8. DOWELS TO MASONRY WALLS SHALL BE EMBEDDED A MINIMUM OF 1'-6" OR HOOKED INTO THE SUPPORTING
STRUCTURE AND OF THE SAME SIZE AND SPACING AS THE VERTICAL WALL REINFORCING.
9. PROVIDE CORNER BARS TO MATCH THE HORIZONTAL WALLS REINFORCING AT ALL WALL INTERSECTIONS.
10. REINFORCING STEEL SHALL BE SPECIFIED UNDER "REINFORCING STEEL". LAP ALL REINFORCING BARS 40 BAR
DIAMETERS WITH A MINIMUM OF 1'-6".
11. MASONRY WALLS SHALL BE REINFORCED AS SHOWN ON THE PLANS AND DETAILS AND IF NOT SHOWN, SHALL
HAVE (1)#5 AT 48" OC HORIZONTALLY AND (1) #5 @ 48" OC VERTICALLY.
12. EMBED ANCHOR BOLTS A MINIMUM OF 5".

GENERAL CONSTRUCTION

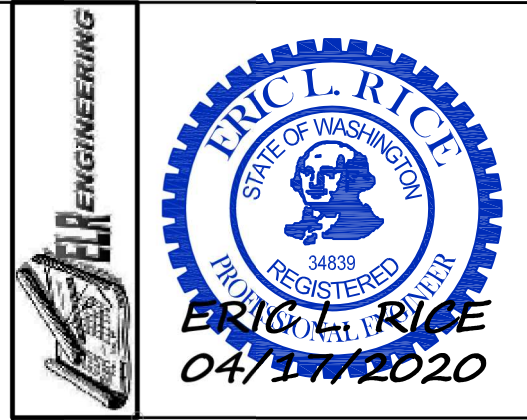
1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE PROJECT DRAWINGS,
SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND
CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL
NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, DURING THE BIDDING
PERIOD, OF ANY AND ALL DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS AND SPECIFICATIONS
OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON
RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED.
ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT FRAMING AND
CONNECTIONS HAVE BEEN COMPLETED.
4. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING DEPARTMENT FOR ALL PERMITS AND BUILDING
DEPARTMENT REQUIRED INSPECTIONS.
5. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.
6. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT
SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF
CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL
ENGINEER.
7. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL
ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.
8. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE
SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN
ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURER'S INSTALLATION INSTRUCTIONS
SHALL BE KEPT ON THE JOB SITE AT THE TIME OF INSPECTIONS FOR THE BUILDING INSPECTOR'S USE AND
REFERENCE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES,
SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
10. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD,
THEREFORE, MUST BE REVIEWED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP
DRAWINGS PRIOR TO SUBMITTING FOR REVIEW BY THE ENGINEER OF RECORD. SUBMISSIONS SHALL INCLUDE A
REPRODUCIBLE AND ONE COPY. REPRODUCIBLE WILL BE MARKED AND RETURNED. RE-SUBMITTALS OF
PREVIOUSLY SUBMITTED SHOP DRAWINGS SHALL HAVE ALL CHANGES CLOUDED AND DATED WITH A SEQUENTIAL
REVISION NUMBER. CONTRACTOR SHALL REVIEW AND STAMP ALL REVISED AND RESUBMITTED SHOP DRAWINGS
PRIOR TO SUBMITTAL AND REVIEW BY THE ENGINEER OF RECORD. IN THE EVENT OF CONFLICT BETWEEN THE
SHOP DRAWINGS AND DESIGN DRAWINGS/SPECIFICATIONS, THE DESIGN DRAWINGS/SPECIFICATIONS SHALL
CONTROL AND BE FOLLOWED.

Shearwall Schedule [(1), (7), (13)]															
Mark per plan	Sheathing (ply/OSB)	No. sides sheathed	Fastener size	Edge fastener spacing (14)	Field fastener spacing	Framing member adjoining panels(2)	Bottom when directly on wood(10)	Bottom plate nail size	Bottom plate nail spacing in each row	Bottom plate when directly on concrete (4,5,10)	Anchor bolt (2x sill) (3x sill)	Top plate connector (9,15)	Top plate connector spacing (11,15)	Vseismic (plf, ASD, (12))	Vwind (plf, +40%, ASD, (12))
W6A	7/16"	1	0.131" dia.x 2.5"	6"	12"	2xstud & unblocked horz. joints	2x	0.131" dia.x.3"	(1) row 12"	2x or 3x	5/8"	72"(2x) 72"(3x)	A35 or LTP4	50"	203
W6B	7/16"	1	0.131" dia.x 2.5"	6"	6"	2xstud & unblocked horz. joints	2x	0.131" dia.x.3"	(1) row 9"	2x or 3x	5/8"	72"(2x) 72"(3x)	A35 or LTP4	36"	271
W6	7/16"	1	0.131" dia.x 2.5"	6"	12"(3)	2x	2x	0.131" dia.x.3"	(1) row 7"	2x or 3x	5/8"	68"(2x) 72"(3x)	A35 or LTP4	30"	339
W4	7/16"	1	0.131" dia.x 2.5"	4"	12"(3)	2x	2x	0.131" dia.x.3"	(2) row 10" (6)	2x or 3x	5/8"	47"(2x) 58"(3x)	A35 or LTP4	20"	495
W3	7/16"	1	0.131" dia.x 2.5"	3"	12"(3)	3x (5,17)	2x	0.131" dia.x.3"	(2) row 8" (6)	2x or 3x	5/8"	36"(2x) 45"(3x)	A35 or LTP4	16"	638
W2	7/16"	1	0.131" dia.x 2.5"	2"	12"(3)	3x (5,17)	2x	0.131" dia.x.3"	(2) rows 6" (6)	2x or 3x	5/8"	28"(2x) 34"(3x)	A35 or LTP4	12"	833
2W3	7/16"	2	0.131" dia.x 2.5"	3"	12"(3)	3x(5, 16,17)	2x	0.131" dia.x.3"	(3) rows 6" (6)	2x or 3x	5/8"	18"(2x) 22"(3x)	A35 or LTP4	8"	1276
2W2	19/32"	2	0.131" dia.x 2.5"	2"	12"	3x(5, 16,17)	2x	0.131" dia.x.3"	(3) rows 4" (6)	2x or 3x	5/8"	12"(2x) 15"(3x)	A35 or LTP4	5"	1908

GENERAL NOTES: (UNLESS NOTED OTHERWISE)

- (1) WALL STUD FRAMING IS ASSUMED TO BE AS PER THE GENERAL STRUCTURAL NOTES.
(2) ALL PANEL EDGES ARE TO BE SUPPORTED BY FRAMING MEMBERS – STUDS, PLATES AND BLOCKING (UNLESS NOTED OTHERWISE IN THE TABLE ABOVE).
(3) ALLOWABLE SHEARS IN THE TABLE ABOVE ASSUME EITHER 1) WALL STUDS AT 16" OC WITH PANEL LONG-AXIS ORIENTED VERTICALLY OR HORIZONTALLY AND FIELD FASTENER SPACING AS PER THE TABLE ABOVE OR 2) WALL STUDS AT 24" OC WITH PANEL LONG-AXIS ORIENTED HORIZONTALLY AND 6" OC FIELD FASTENER SPACING.
(4) WHERE THE FULL THICKNESS OF (2)2x OR 3x MUDDSILLS ARE DIRECTLY CONNECTED TO WALL STUDS, USE (2)0.148" DIA.x4" END NAILS (20d BOX) PER STUD.
(5) (2)2x MATERIAL CAN BE USED IN LIEU OF 3x MATERIAL PROVIDED THE (2)2x IS GANG NAILED AS PER THE ASSOCIATED SHEARWALL BOTTOM PLATE NAILING.
(6) WHERE BOTTOM PLATE ATTACHMENT SPECIFIES 2 OR MORE ROWS OF NAILS INTO THE WOOD FLOOR BELOW, PROVIDE RIM JOIST(S), JOIST(S) OR BLOCKING THAT HAS A MINIMUM TOTAL WIDTH OF 2.5 INCHES.
(7) UNLESS NOTED OTHERWISE, PROVIDE (1)2x TREATED MUDDSILL WITH 5/8" DIAMETER ANCHOR BOLTS AT 72" OC AND LOCATED WITHIN 4" TO 12" FROM THE CUT ENDS OF THE SILL PLATE. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER MUDDSILL SECTION.
(8) PROVIDE 22g"x3"x3" PLATE WASHERS AT ALL ANCHOR BOLTS IN 2x4/3x4 MUDDSILLS AND 22g"x3"x4-1/2" PLATE WASHERS AT ALL ANCHOR BOLTS IN 2x6/3x6 MUDDSILLS. THE DISTANCE FROM THE INSIDE FACE OF ANY STRUCTURAL SHEATHING TO THE NEAREST EDGE OF THE NEAREST PLATE WASHER SHALL NOT EXCEED 1/2". EMBED ANCHOR BOLTS 7 INCHES MIN. INTO CONCRETE. MIN. ANCHOR BOLT CONCRETE EDGE DIST. (PERP. TO MUDDSILL) IS 1-3/4". MIN. ANCHOR BOLT CONCRETE END DIST. (PARALLEL TO MUDDSILL) IS 8".
(9) USE 0.131"DIA.x1-1/2" LONG NAILS IF CONNECTOR IS IN CONTACT WITH FRAMING. USE 0.131"DIA.x2-1/2" LONG NAILS IF CONNECTOR IS INSTALLED OVER SHEATHING.
(10) ADJOINING HORZ. PANEL JOINTS ARE NOT PERMITTED TO BE LOCATED ON EITHER SIDE OF THE TOP PLATE OR THE BOTTOM PLATE. LOCATE ADJOINING HORZ. PANEL JOINTS ON THE RIM JOIST ABOVE AND/OR BELOW OR AT BLOCKING IN WALL ABOVE AND/OR BELOW.
(11) SPACING SHOWN ASSUMES TOP PLATE CONNECTORS ARE INSTALLED ON ONE SIDE OF WALL. IF INSTALLED ON BOTH SIDES OF WALL, REQUIRED SPACING CAN BE MULTIPLIED BY TWO (2).
(12) TABLE ABOVE SHOWS ASD ALLOWABLE UNIT SHEAR CAPACITY. LRFD FACTORED UNIT SHEAR RESISTANCE IS CALCULATED BY MULTIPLYING ASD VALUES ABOVE BY 1.6.
(13) SHEARWALLS DESIGNATED AS FTAO (FORCE TRANSFER AROUND OPENINGS) OR PERFORATED REQUIRE SHEATHING AND SHEAR NAILING ABOVE AND BELOW ALL OPENINGS FOR THE FULL EXTENT OF THE SHEARWALL.
(14) SHEARWALL EDGE NAILING IS REQUIRED ALONG FULL HEIGHT OF ALL HOLDOWN MEMBERS. AT BUILT-UP HOLDOWN MEMBERS, DISTRIBUTE EDGE NAILING INTO ALL LAMINATIONS.
(15) LTP4'S AND/OR A35'S ARE NOT REQUIRED AT THE TOP OF THE SHEAR WALL WHEN/WHERE THE SHEAR WALL IS SHEATHED ON ONE SIDE ONLY AND WHEN/WHERE THE LOCATION OF ADJOINING HORZ. PANEL JOINTS MEETS NOTE (10) REQUIREMENTS.
(16) VERTICAL AND HORIZONTAL PANEL JOINTS (WHERE OCCUR) ON OPPOSITE SIDES OF THE WALL SHALL NOT OCCUR ON THE SAME FRAMING MEMBER (STUD, PLATE, OR BLOCKING) UNLESS THAT FRAMING MEMBER IS A 3x MEMBER (MIN.) WITH PANEL EDGE NAILING STAGGERED OR THAT FRAMING MEMBER IS A (2)2x (MIN.) AS PER FOOTNOTE (5) ABOVE.
(17) VERTICAL AND HORIZONTAL PANEL JOINTS (WHERE OCCUR) SHALL BE LOCATED ON A 3x FRAMING MEMBER (MIN.) WITH PANEL EDGE NAILING STAGGERED OR ON A (2)2x (MIN.) FRAMING MEMBER AS PER FOOTNOTE (5) ABOVE.

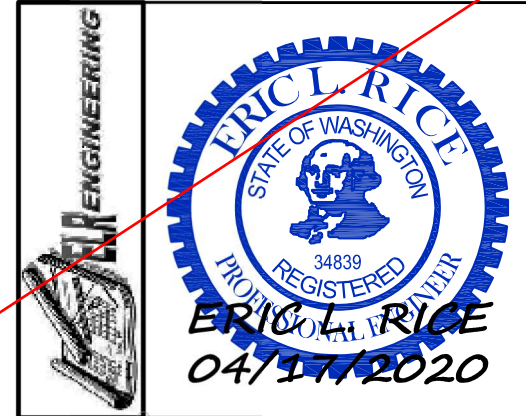
Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
09/10/2020



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KITSAP COUNTY BUILDING DEPARTMENT

CHANGES
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CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS, USE OF AND PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER AND ACCEPT
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CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS, USE OF AND PART OF



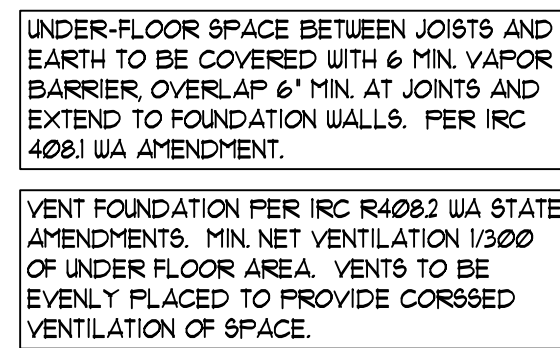
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Plan: 1620 AB
Job#: Kitsap Base Plan
Date: 04/16/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

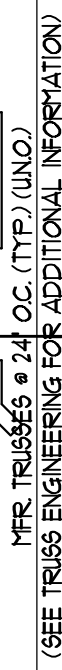
~~[S-1A]~~



ALL CONNECTIONS TO SPECIFIED AND/ OR VERIFIED BY JOIST MANUFACTURER.
NOTE: ALL SOLID SAWN BEAMS TO BE DF#2 OR BETTER.

FOUNDATION VENT CALCULATIONS
 2'x16" SCREENED FOUNDATION VENTS TO BE A MINIMUM OF 3'-0" FROM THE CORNERS PER IRC R408.2
 VENTS = 50 SQ. IN. FREE AREA
 $884/300 = 2.95 \text{ SQ. IN. } / \text{ } 0.52 = 5.67 \text{ -OR- } 6 \text{ VENTS - (6) VENTS REQ'D.}$

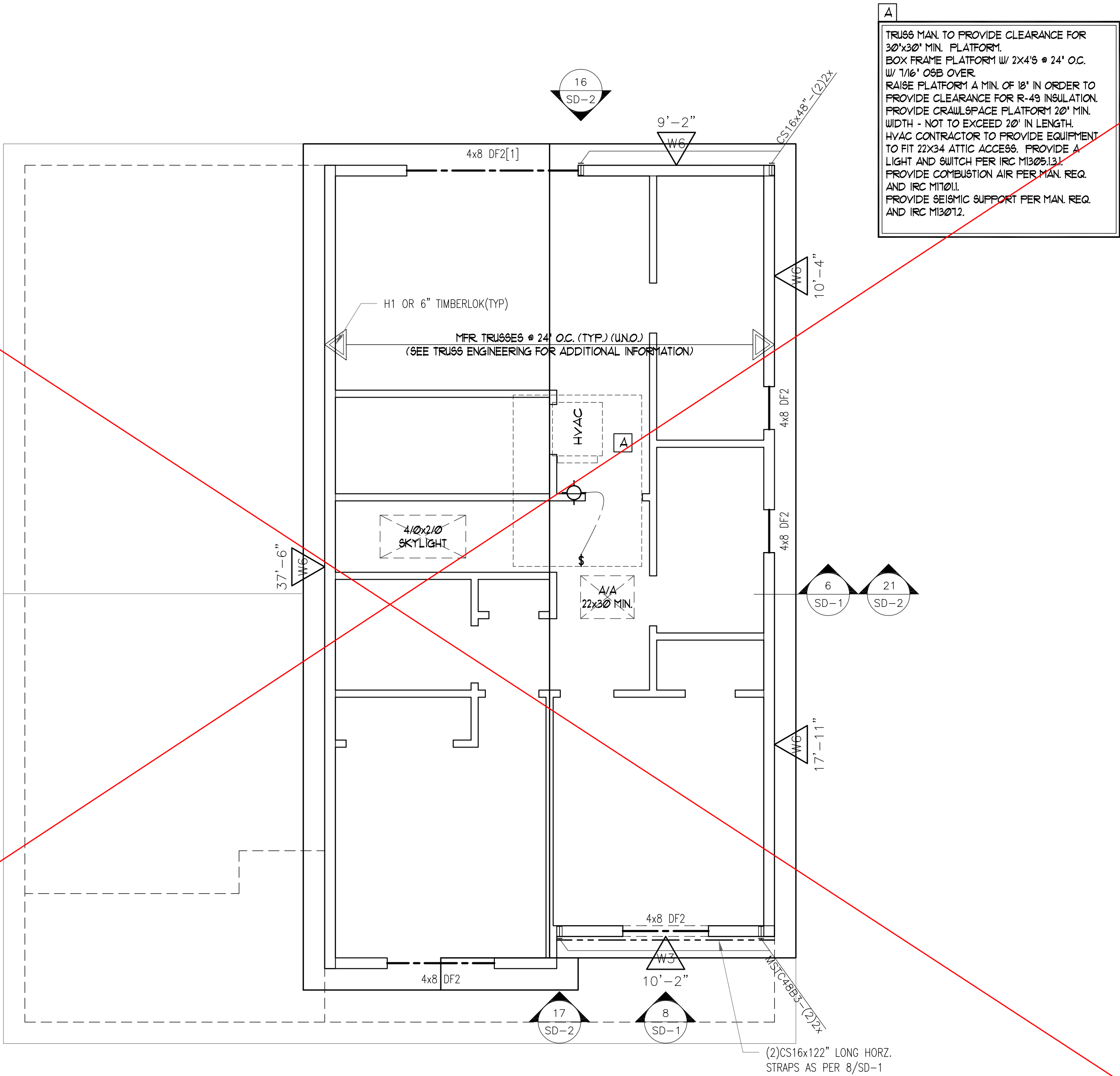
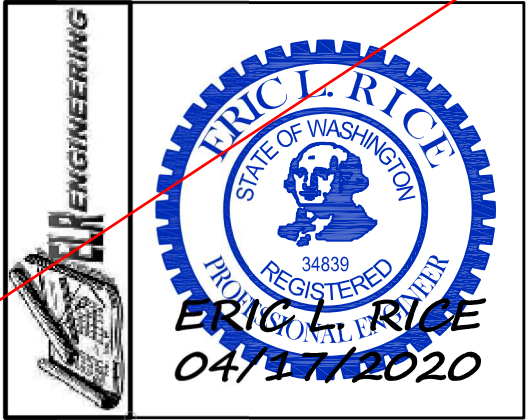
Corrosion Resistant Fasteners:
Fasteners for pressure preservative and fire-retardant treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze or copper.
Exception: Half inch diameter or greater steel bolts



ALL CONNECTIONS TO SPECIFIED AND/ OR VERIFIED BY JOIST MANUFACTURER.
NOTE: ALL SOLID SAUN BEAMS TO BE DF2 OR BETTER.

Manufactured joist specs
shall be on-site for inspection

STRUCTURAL ONLY



Full manufactured truss engineering
shall be available on-site
at framing inspection

ROOF FRAMING/UPPER FLOOR SW PLAN 'A'

NOTE: ALL OVERFRAMED RAFTERS TO BE 2x6-24" O.C. FOR SPANS UP TO 8'-0", 2x8-24" O.C. FOR SPANS UP TO 11'-0", 2x10-24" O.C. FOR SPANS UP TO 14'-0".
ALL CONNECTIONS TO SPECIFIED AND/ OR VERIFIED BY TRUSS MANUFACTURER.
NOTE: ALL SOLID SAWN BEAMS TO BE DFM OR BETTER.
NOTE: ENGINEERING FOR SUPPORT OF ROOF FRAMING IS BASED ON THE PROVIDED ROOF TRUSS LAYOUT. VERIFY CONSISTENCY WITH TRUSS MANUFACTURER'S ENGINEERING/ LAYOUT WHEN AVAILABLE.

1/4"=1'-0"

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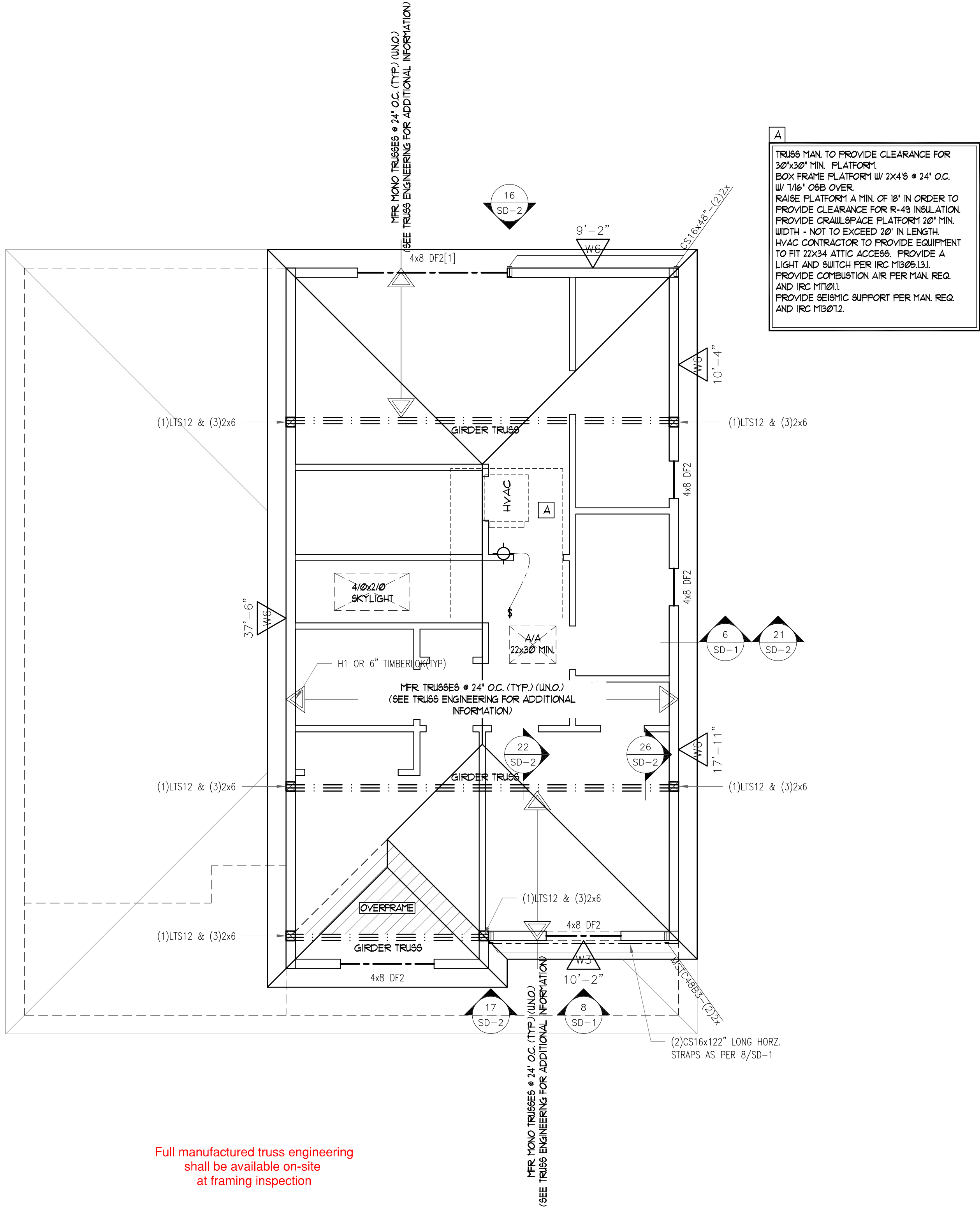
Plan: 1620 AB
Job#: Kitsap Base Plan
Date: 04/16/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[S-2A]

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Kitsap County Building Department
lasmith@co.kitsap.wa.us
09/10/2020

Subject To Field Inspection

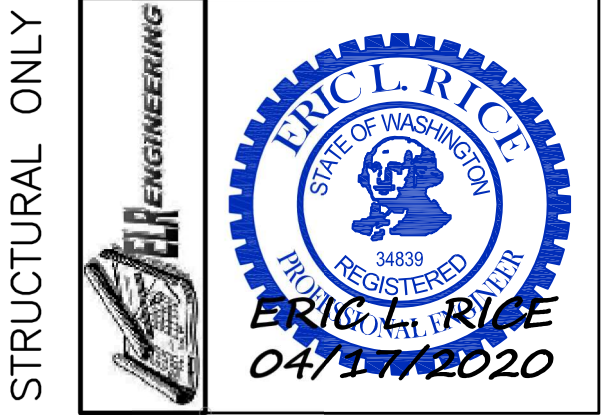
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ROOF FRAMING/UPPER FLOOR SW PLAN 'B'

NOTE: ALL OVERFRAMED RAFTERS TO BE 2x6-24" O.C. FOR SPANS UP TO 8'-0", 2x8-24" O.C. FOR SPANS UP TO 11'-0", 2x10-24" O.C. FOR SPANS UP TO 14'-0".
ALL CONNECTIONS TO SPECIFIED AND/ OR VERIFIED BY TRUSS MANUFACTURER.
NOTE: ALL SOLID SAWN BEAMS TO BE DFM OR BETTER.
NOTE: ENGINEERING FOR SUPPORT OF ROOF FRAMING IS BASED ON THE PROVIDED ROOF TRUSS LAYOUT. VERIFY CONSISTENCY WITH TRUSS MANUFACTURER'S ENGINEERING/ LAYOUT WHEN AVAILABLE.

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CONTRACTOR TO PROVIDE CLEARANCE FOR 30"x30" MIN. PLATFORM. BOX FRAME PLATFORM W/ 2x4'S @ 24" O.C. W/ 1/4" OSB OVER. RAISE PLATFORM A MIN. OF 18" IN ORDER TO PROVIDE CLEARANCE FOR R-49 INSULATION. PROVIDE CRAWLSPACE PLATFORM 20" MIN. WIDTH - NOT TO EXCEED 20" IN LENGTH. HVAC CONTRACTOR TO PROVIDE EQUIPMENT TO FIT 22X34 ATTIC ACCESS. PROVIDE A LIGHT AND SWITCH PER IRC M305.13.1. PROVIDE COMBUSTION AIR PER MAN. REQ. AND IRC M101.1. PROVIDE SEISMIC SUPPORT PER MAN. REQ. AND IRC M301.2.

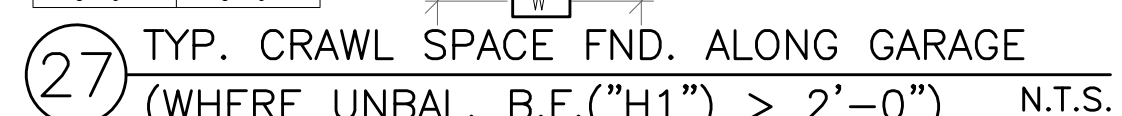
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Revision Date:
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Phone: (253) 297-8040

[S-2B]

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1. TABULATED CAPACITY (MAX "P") VALUES ARE PER PANEL. HEM-FIR FRAMING IS ASSUMED. TOTAL BRACED LINE CAPACITY IS MAX "P" MULTIPLIED BY THE NUMBER OF PANELS IN THE FRAME.
2. MAX "P" VALUES MAY BE MULTIPLIED BY 1.4 FOR WIND DESIGN. MAX "P" (WIND) VALUES ABOVE INCLUDE THE 1.4 INCREASE.
3. WHEN STORY DRIFT IS NOT A CONSIDERATION, MAX "P" VALUES MAY BE MULTIPLIED BY 1.15. MAX "P" VALUES ABOVE INCLUDE THE 1.15 INCREASE.

[SD-2]