Subject To Field Inspection

Must Comply With
All Washington
State Codes

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

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. MANUFACTURING ROOF TRUSS DESIGN AND LAYOUT.

SITE WORK:
1. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1,500 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 VAPO-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 25 WITH AN ACCOMPLISHING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
EXCEPTIONS:
1. WHERE SUCH MATERIALS AREW INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMIATATIONS 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 CAN/ULC S102.2.
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 723 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 CAN/ULC S102.2.
EXCEPTION: CELLULOSIC FIBER LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH CAN/ULC S102.2 PROVIDED SUCH INSULATION COMPLIES WITH THE REQUIREMENTS OF SECTIONS R302.10.1 AND R302.10.3.

R302.10.3 CELLULOSIC FIBER LOOSE-FILL INSULATION
CELLULOSIC FIBER LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR, PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 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 970.
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.
R702.7 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 PORTRION OF ANY WALL
3. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.

R702.7.1 CLASS III VAPOR RETARDER CLASS
CLASS III VAPOR RETARDERS SHALL BE PERMITTED WHERE ANY ONE OF THE CONDITIONS IN TABLE R702.7.1 IS MET
R702.7.2 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.
R702.7.3 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 HIRIZONTAL ALUMINUM SIDING APPLIED OVER A WEATHER-RESISTIVE BARRIER AS SPECIFIED IN TABLE R703.3(1.).
2. BRICK VENEER WITH A CLEAR AIRSPACE AS SPECIFIED IN TABLE R703.8.4
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 DWELLING 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, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 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 ½"GYPSUM BOARD, ⅜" 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 DRAFTSTOPS SHALL BE MAINTAINED.

CHANGES
MUST Be Approved Prior
To Performing Work

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 cancel the provisions of the International Codes and ordinances of Kitsap County shall not be valid. IBC & IRC 105

Established Basic Permit #
20-01727

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 ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2. 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 R302.7.(1/2" GWB)
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 R1003.19.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING 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 AAMA 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. 1.1 THE FENESTRATION MANUFACTURE'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION 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. 1.2 IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL. 1.3. 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 COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
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: R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-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 R703.1.1

EXTERIOR DOORS, WINDOWS AND SKYLIGHTS PER 2015 WASHINGTON STATE ENERGY CODE
WINDOWS 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.½
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, & BIFOLD DOOR 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 EFFICIANCY 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 WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES 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 (IAPMO)
2015 UNIFORM PLUMBING CODE (IAPMO)
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE
2015 WASHINGTON STATE ENERGY CODE (WSEC), RESIDENTIAL PROVISIONS

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.

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.

ROOF GENERAL NOTES:
A. CONTRACTOR SHALL PROVIDE ATTIC VENTILATION AS PER CODE
B. PROVIDE FLASHING @ ALL VALLEYS, PITCH CHANGES AND AT VERTICAL PLANES.
C. PROVIDE FLASHING AND COUNTER FLASHING AT CHIMNEYS A MIN. OF 8" ABOVE ROOF SHEATHING & CRICKETS AS SHOWN.
D. RAFTERS WILL BEAR DIRECTLY ON TRUSSES OR BLOCKING BETWEEN THE TRUSSES.
E. HEADERS TO BE A MINIMUM OF 4x10 DF#2 U.N.O.
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
R806.2: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN $\frac{1}{150}$ OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO $\frac{1}{300}$ 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
RAKES ON GALBE ENDS MUST EXTEND A MINIMUM OF 2 INCHES (2") FROM THE SURFACE OF EXTERIOR SIDING MATERIALS..

MAIN ROOF CALCS:
802 SQ. FT ATTIC AREA / 300 = 2.67 SQ. FT. OF VENTILATION REQUIRED (384.5 SQ. INCHES)

UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS (50 SQ. IN. PER VENT)
384.5 SQ. IN x 60% = 231 SQ. IN. REQUIRED.
PROVIDE (4) AF50 ROOF VENTS = 200 SQ. IN.

LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING:
(4) 2" DIA. HOLES (3.14" EA.) = (12.5 SQ. INCHES.)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
384.5 SQ. IN. x 40% = 154 SQ. IN. REQUIRED.
PROVIDE (13) BIRDBLOCKS = 162.5 SQ. IN. @ FRONT & REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES.

LOW ROOF / GARAGE ROOF CALC:
430 SQ. FT ATTIC AREA / 300 = 1.43 SQ. FT. OF VENTILATION REQUIRED (205.9 SQ. INCHES)

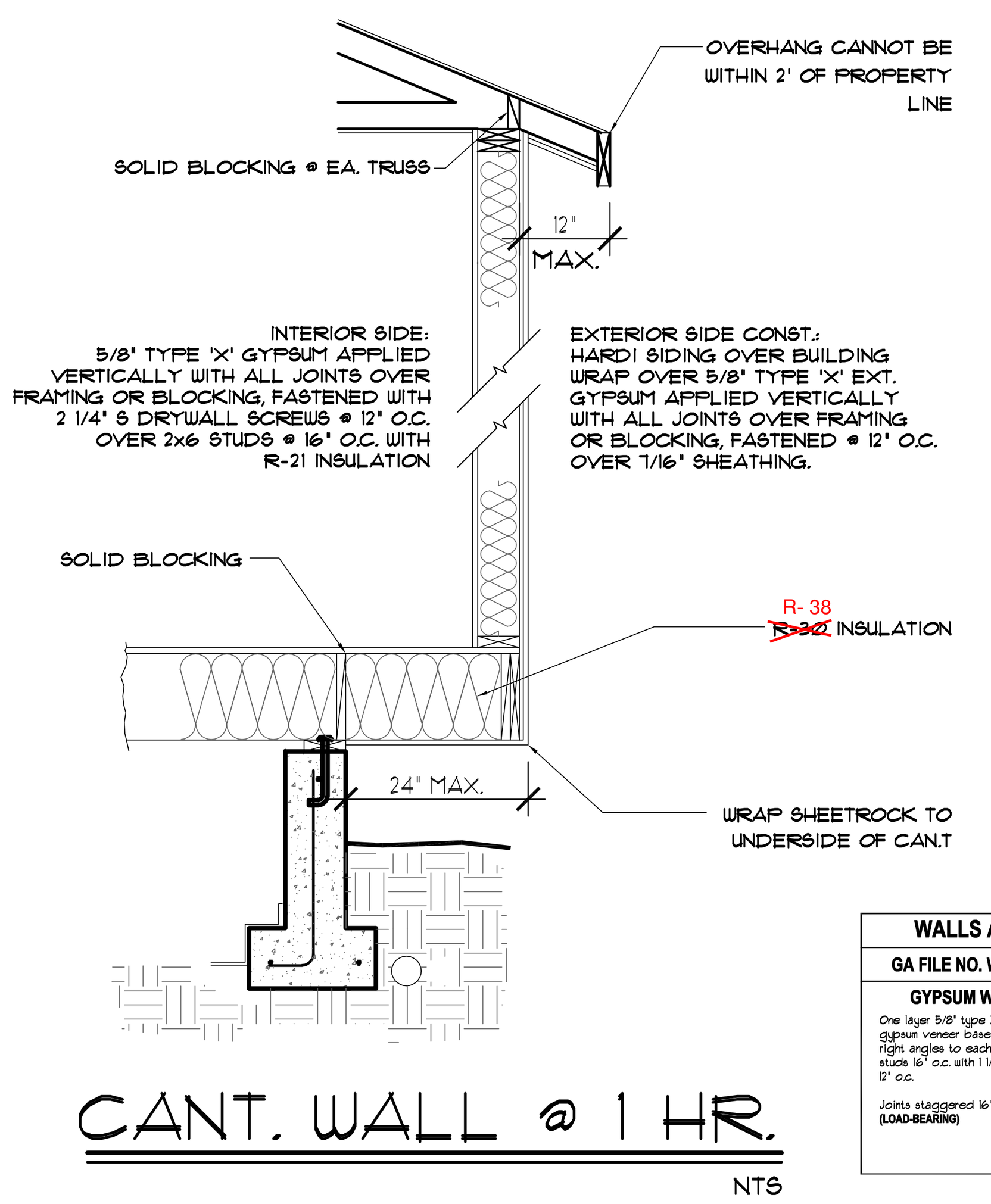
UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS (50 SQ. IN. PER VENT)
205.9 SQ. IN x 50% = 102.9 SQ. IN. RQUIRED.
PROVIDE (3) AF50 ROOF VENTS = 150 SQ. IN.

LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING:
(4) 2" DIA. HOLES (3.14" EA.) = (12.5 SQ. INCHES.)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
205.9 SQ. IN. x 50% = 102.9 SQ. IN. REQUIRED.
PROVIDE (9) BIRDBLOCKS = 112.5 SQ. IN. @ FRONT & REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES OR 5' SETBACKS.

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.

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 furnace with minimum AFUE of 94%, or
Gas, propane or oiled-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.c
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.

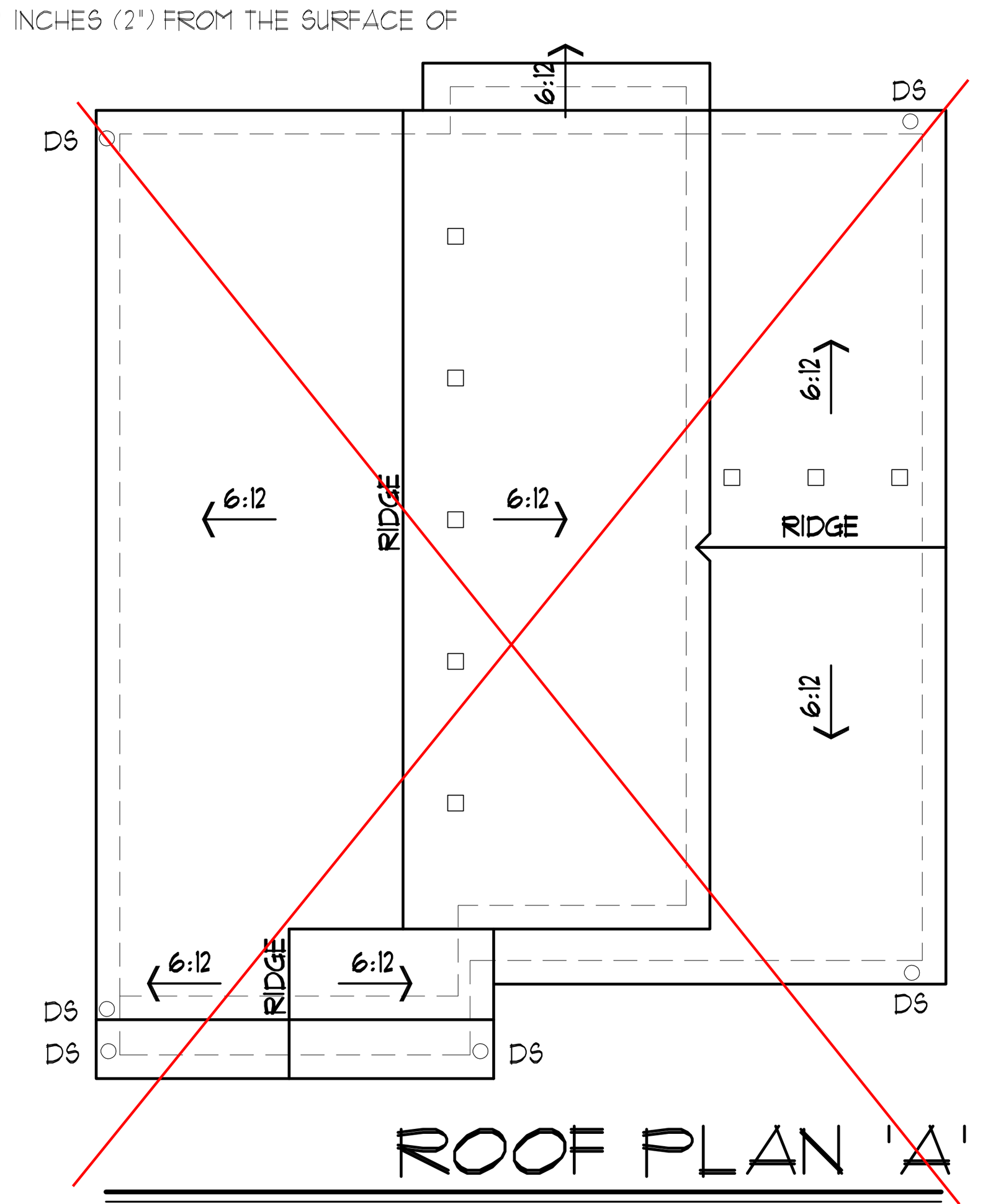


CANT. WALL @ 1 HR.
NTS

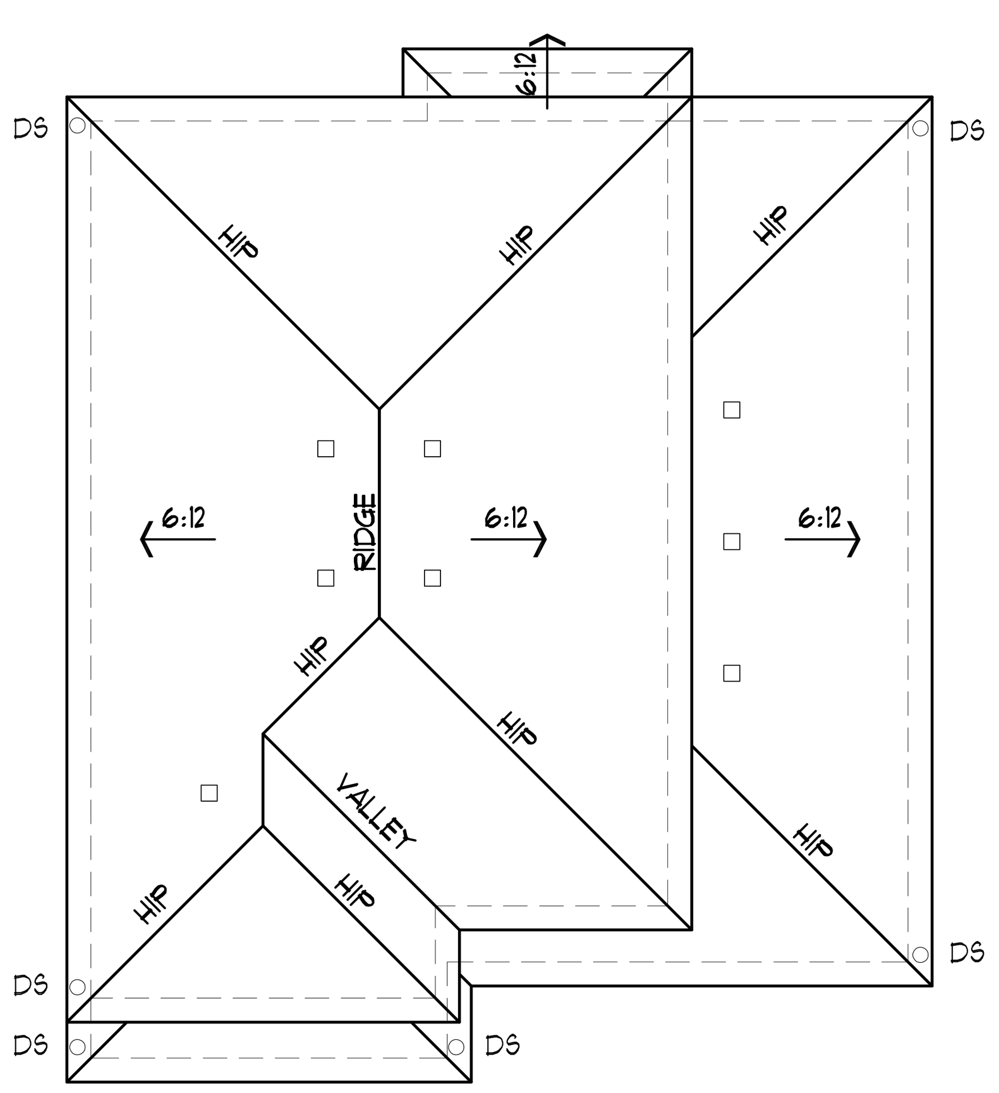
Reviewed for code compliance with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
10/02/2020

Blower Door Test Required by Final Inspection as per WSEC R402.4.1.2

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 gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c. Joints staggered 16" on opposite sides. (LOAD-BEARING)		Thickness: 4 3/4" Approx. Weight: 7 psf Fire Test: SWRI 01-4511, 8-19-92 Sound Test: See WP 3520 (G&H NG-246FT, 7-2-65)	



ROOF PLAN 'A'
1/8"=1'-0"
D.S. = DOWNSPOUT
□ = ROOF VENT



ROOF PLAN 'B'
1/8"=1'-0"
D.S. = DOWNSPOUT
□ = ROOF VENT

Rueppell
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/08/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[A-0]

Permit Number: 20-04006

ANY WINDOW THAT OPENS MORE THAN 4", THAT IS INSTALLED LESS THAT 24" OFF THE FLOOR AND THAT HAS GREATER THEN 72" DROP OUTSIDE MUST HAVE FALL PROTECTION PER R312.2.

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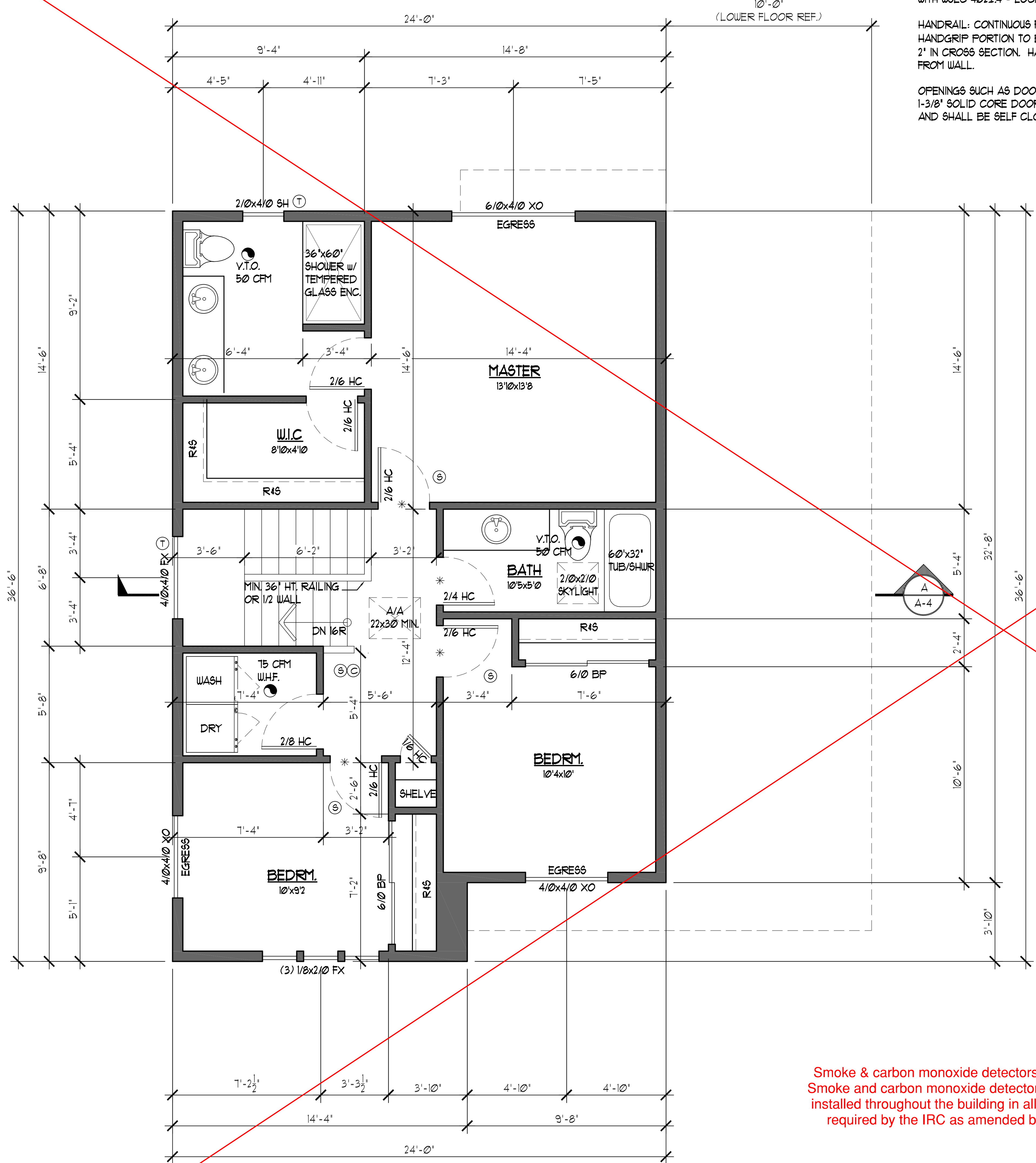


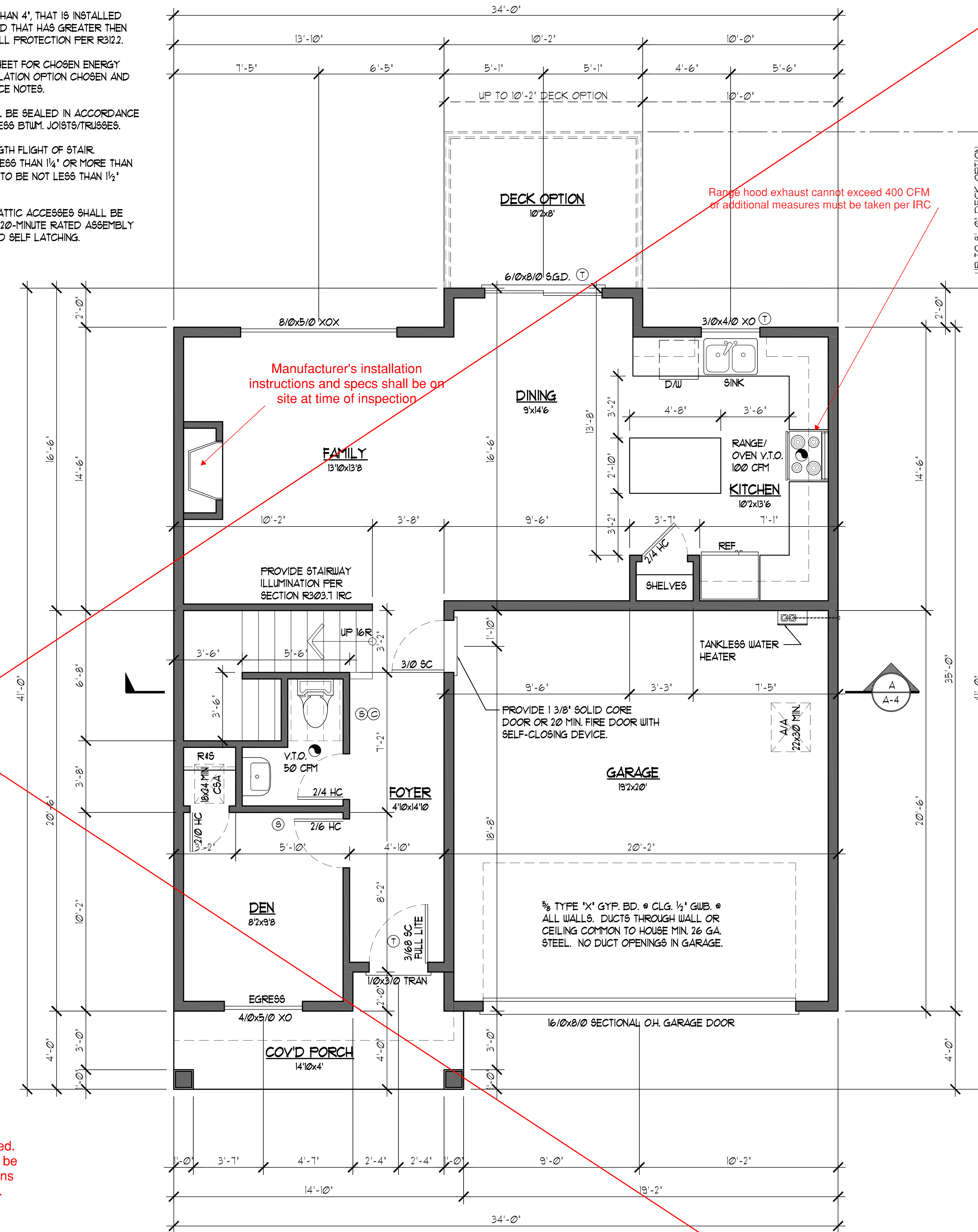
LOWER FLOOR PLAN 'A'

1/4"=1'-0"

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 ✳

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:	796 S.F.
UPPER FLOOR:	776 S.F.
TOTAL # FTG. (HEATED):	1,572 S.F.
GARAGE:	404 S.F.



MAIN FLOOR PLAN 'A'

1/4"=1'-0"

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110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP Ⓢ
CARBON MONOXIDE DETECTOR Ⓒ
TEMPERED/SAFETY GLASS Ⓣ
PROVIDE 1" UNDERCUT ON ALL BEDROOM DOORS ✳

Rueppell Home Design

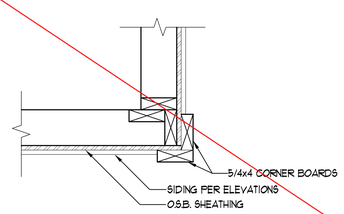
Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/08/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[A-1A]

Established Basic Permit #
20-01727

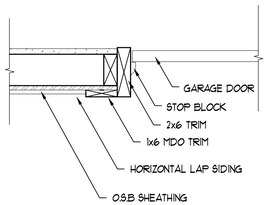
Permit Number: 20-04006

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT



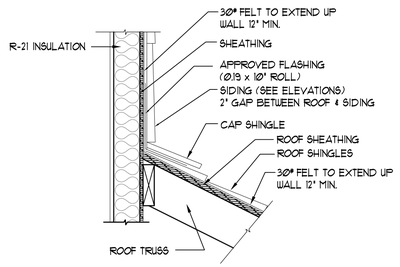
1 CORNER TRIM DETAIL

N.T.S.



2 GARAGE DOOR TRIM DETAIL

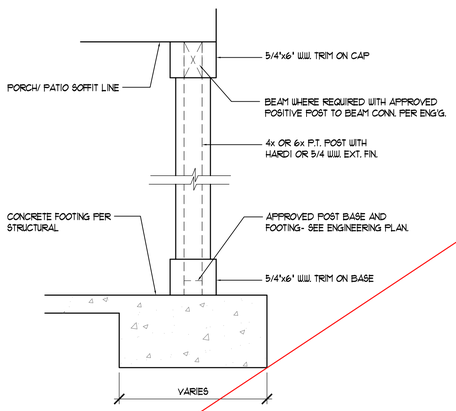
N.T.S.



NOTE: ALL EXPOSED FASTENERS TO BE SEALED

3 ROOF/WALL FLASHING DETAIL

N.T.S.



4 WRAP POST DETAIL

N.T.S.

Established Basic Permit #
20-01727

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.
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5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL
6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
7. HOLD ALL SIDING MATERIAL 1 ½" OFF ROOF.
8. HOLD ALL SIDING MATERIAL 8" OFF FINISHED GRADE.
9. SOFFIT ALL FLAT AREAS W/ 1½" OVERHANG AT HORIZONTAL EDGES.
10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
11. RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.
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13. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE I.E. FRONT AND/ OR SIDE AND GABLE END AND GARAGE FRESH AIR VENTS TO BE LOUVERED.
14. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1½".
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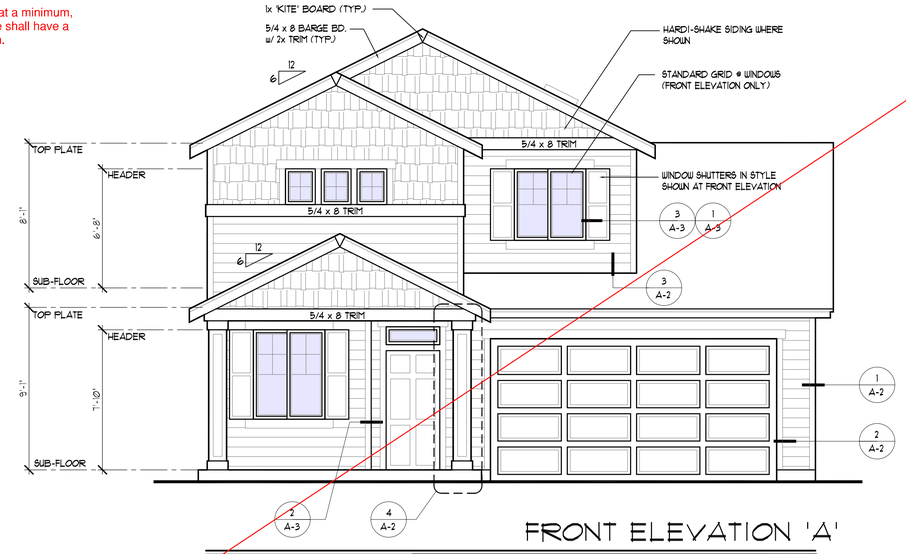
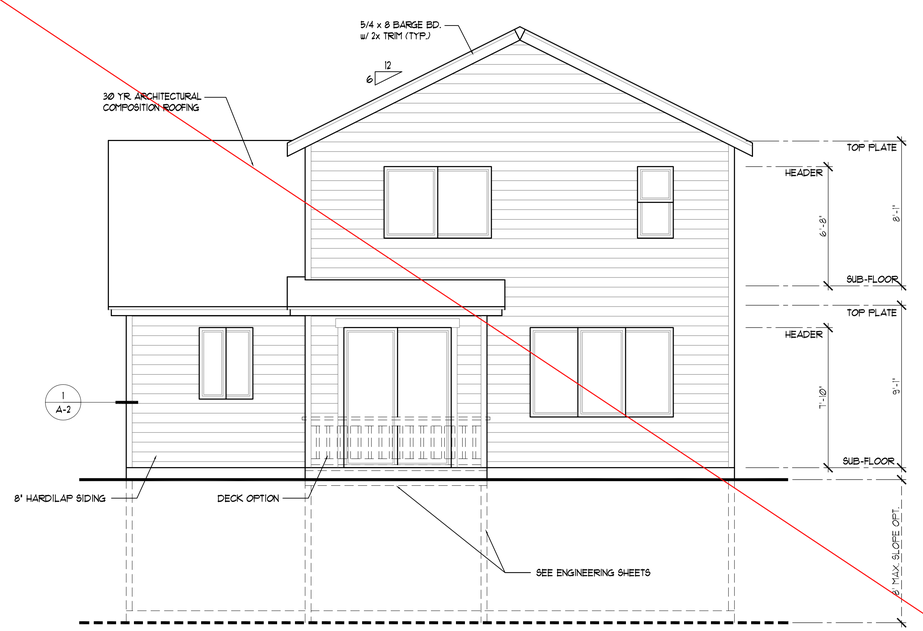
16. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK).



FRONT ELEVATION 'A'

1/4"=1'-0"

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF ½". PER 2015 IRC R319.



REAR ELEVATION 'A'

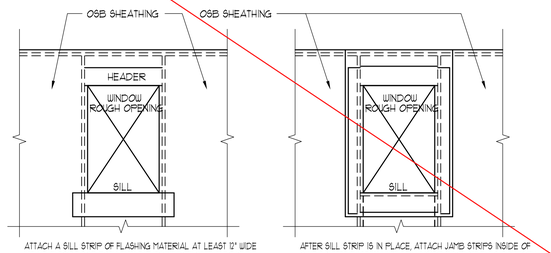
1/4"=1'-0"

Rueppell
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/08/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

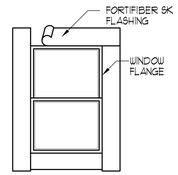
[A-2A]

Permit Number: 20-04006

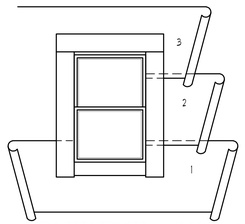


ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 12" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZEDROOFING NAILS OR RUST-RESISTANT STAPLES.

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.



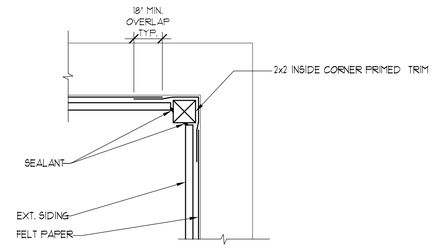
APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.



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 COURSESOF WATER RESISTANT PAPER OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

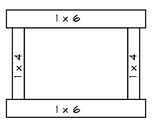
1 WINDOW FLASHING DETAIL

N.T.S.



2 INSIDE CORNER TRIM DETAIL

N.T.S.

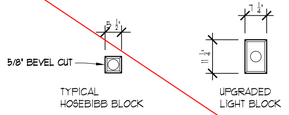


3 WINDOW TRIM DETAIL

NOTE: ALL FRONT EXTERIOR TRIM FIN. ARE TO BE MDO (MEDIUM DENSITY OVERLAY).

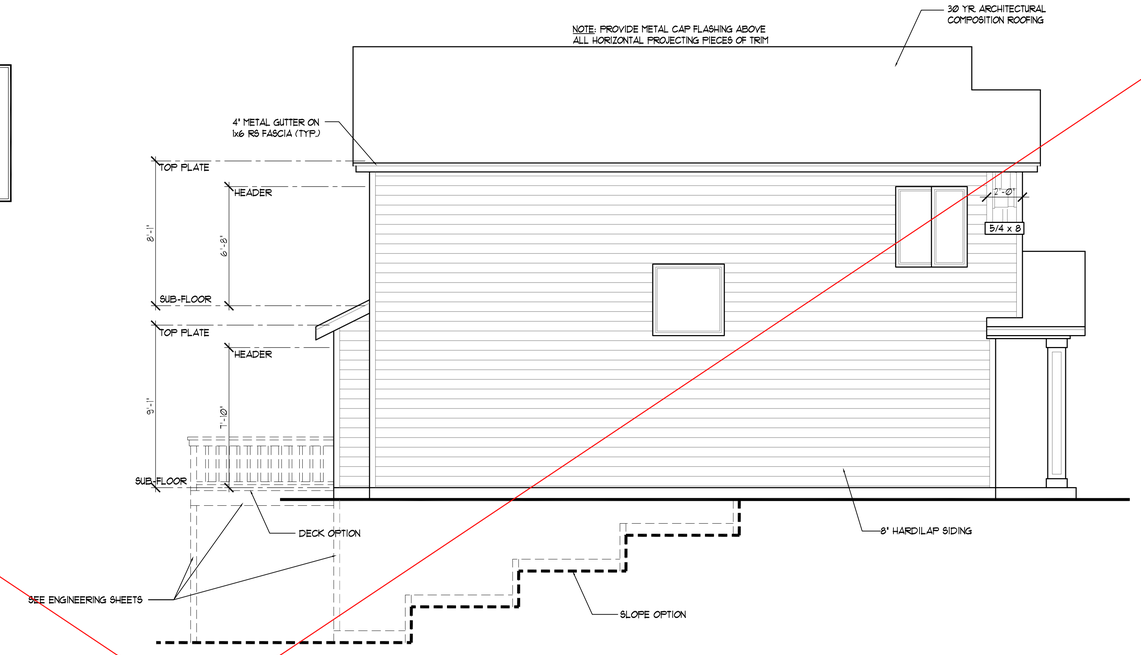
N.T.S.

R905.2.8.5 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 R905.2.5 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.



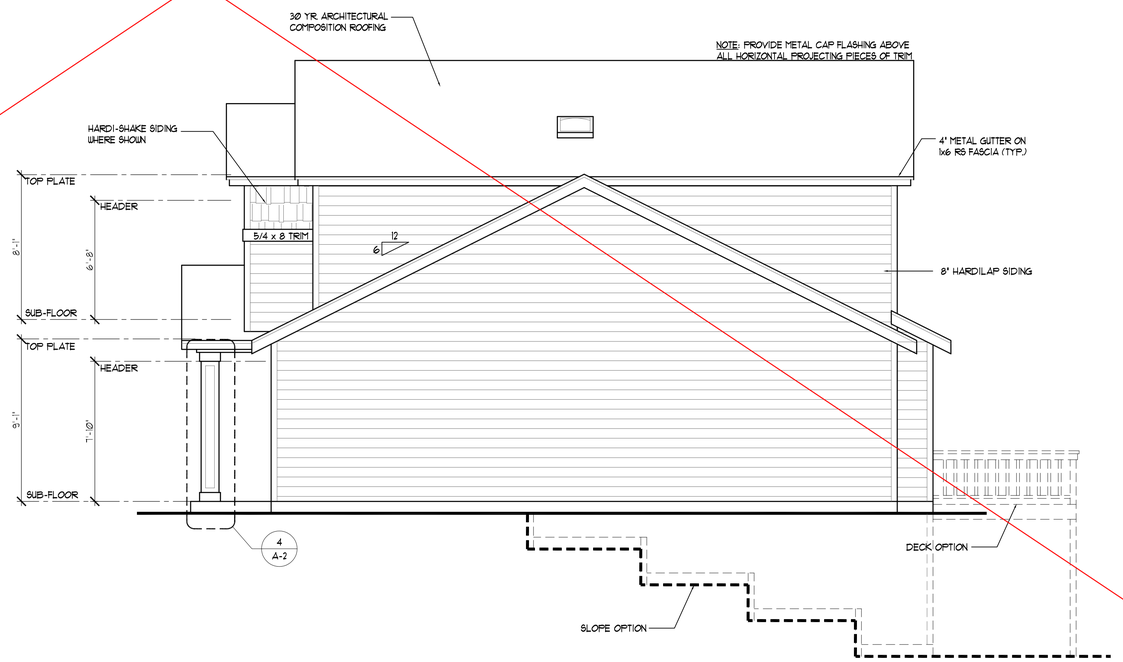
TYPICAL BLOCKING DETAIL

SCALE: 1/2" =1'



LEFT ELEVATION 'A'

1/4" =1'-0"



RIGHT ELEVATION 'A'

1/4" =1'-0"

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

RUEPPELL
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/08/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[A-3A]

Established Basic Permit #
20-01727

Permit Number: 20-04006

Subject To Field Inspection

**CHANGES
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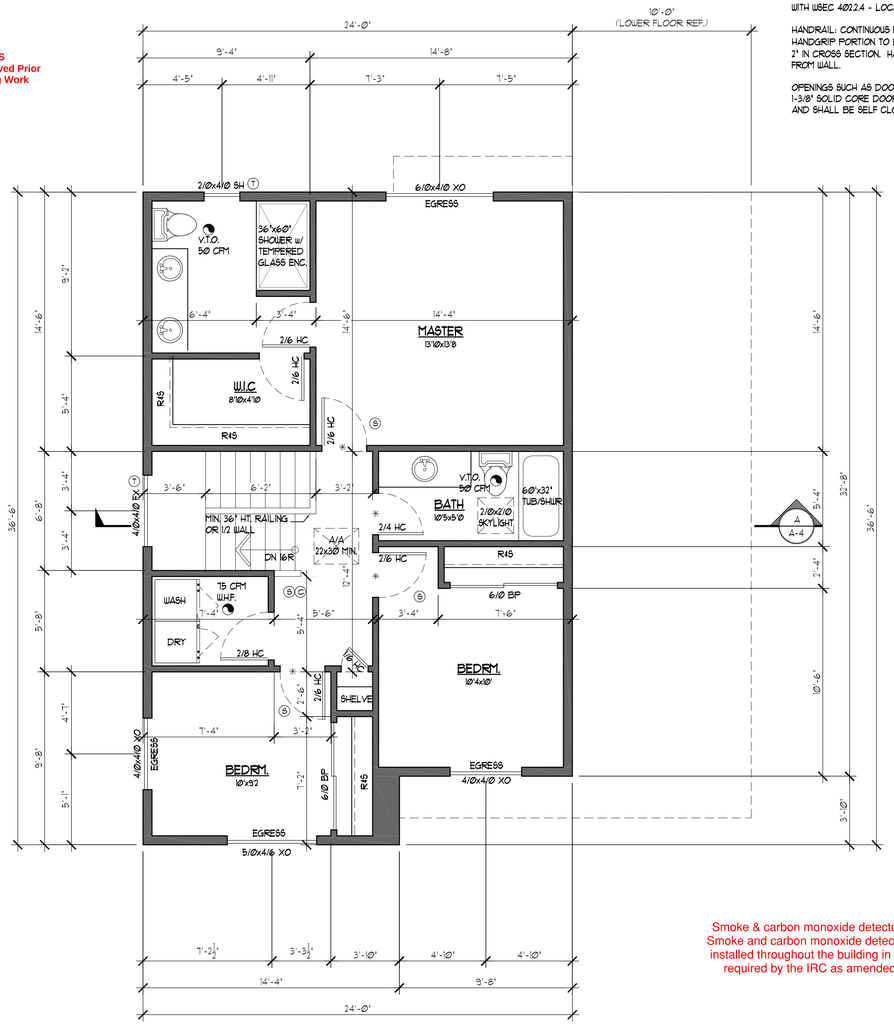

LOWER FLOOR PLAN 'B'

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP (S)
CARBON MONOXIDE DETECTOR (C)
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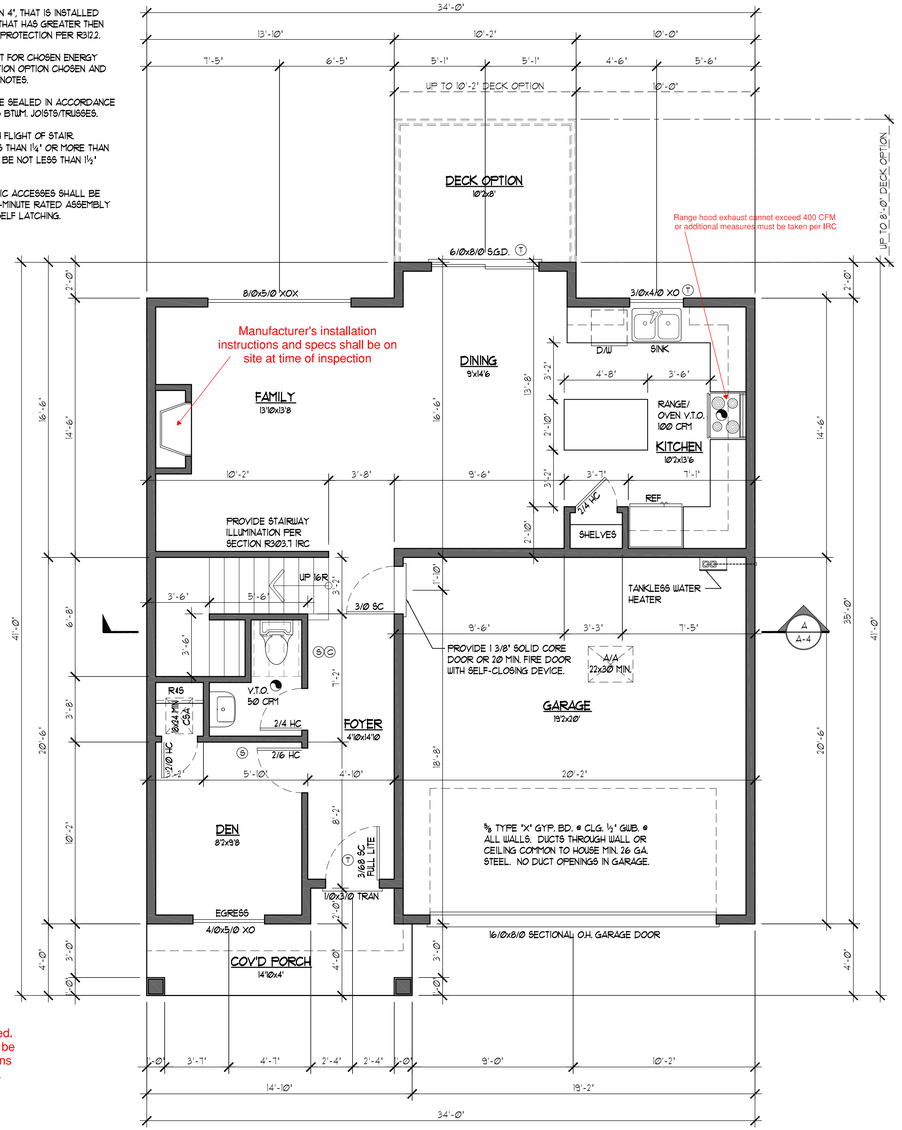

MAIN FLOOR PLAN 'B'

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UPPER FLOOR:	776 S.F.
TOTAL # FTG. (HEATED):	1,572 S.F.
GARAGE:	404 S.F.

RUEPPELL
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/08/20
Revision Date:
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[A-1B]

Established Basic Permit #
20-01727

Permit Number: 20-04006

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
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KITSAP COUNTY BUILDING DEPARTMENT

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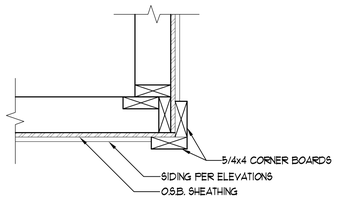
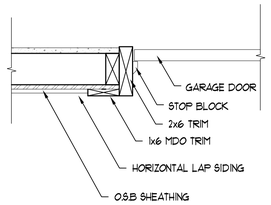


1 CORNER TRIM DETAIL

N.T.S.



2 GARAGE DOOR TRIM DETAIL

N.T.S.

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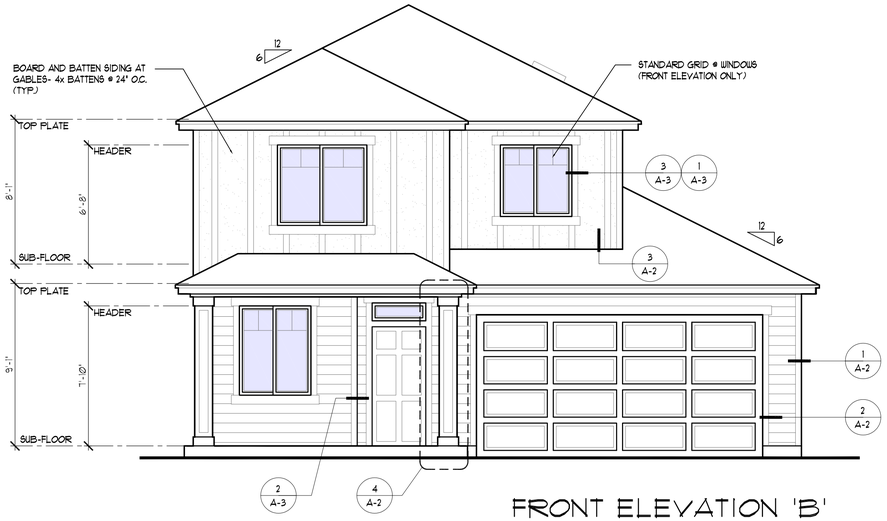

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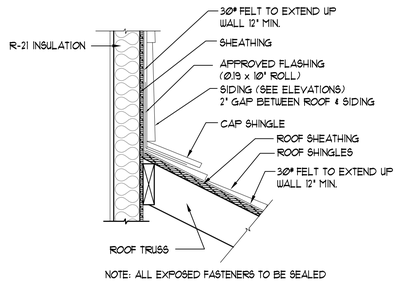

NOTE: ALL EXPOSED FASTENERS TO BE SEALED

3 ROOF/WALL FLASHING DETAIL

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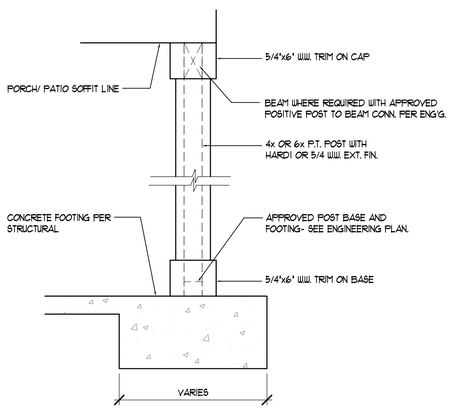

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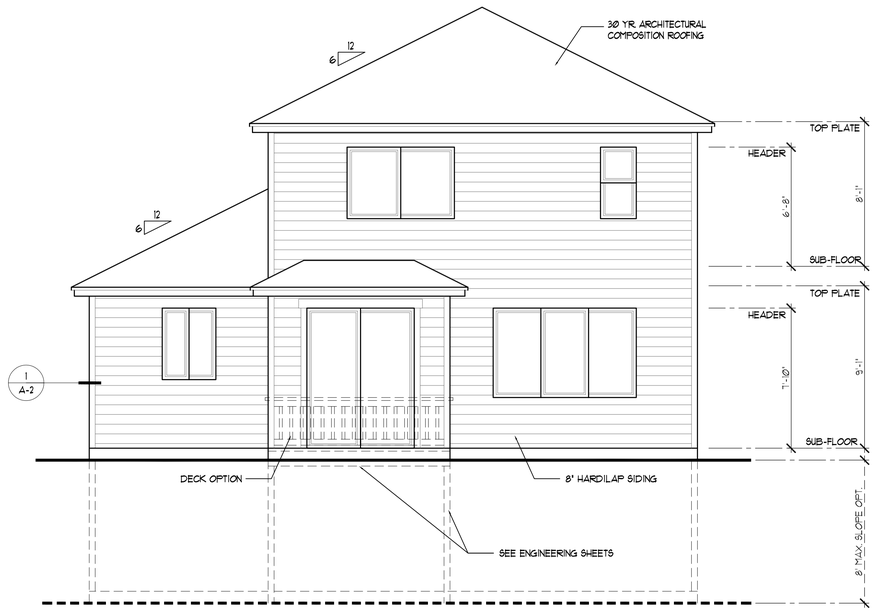

REAR ELEVATION 'B'

1/4"=1'-0"

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
10/02/2020

Subject To Field Inspection

CHANGES
MUST Be Approved Prior
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Established Basic Permit #
20-01727

Permit Number: 20-04006

RUEPPELL
Home Design

Plan: 1572 AB
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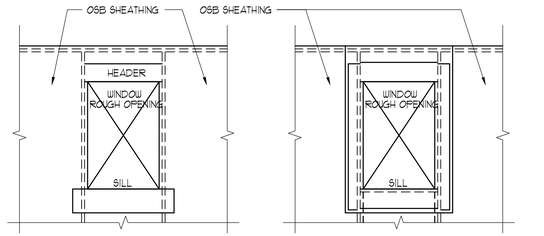
[A-2B]



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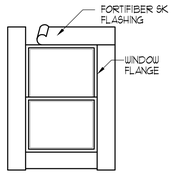
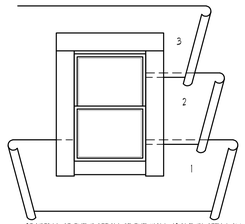


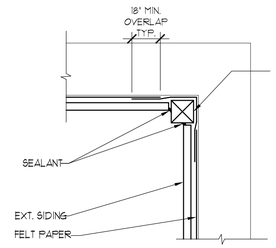
APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW. THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.



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 COURSESOF WATER RESISTANT PAPER OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

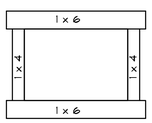
1 WINDOW FLASHING DETAIL

N.T.S.



2 INSIDE CORNER TRIM DETAIL

N.T.S.

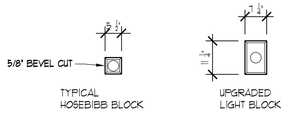


3 WINDOW TRIM DETAIL

NOTE: ALL FRONT EXTERIOR TRIM FIN. ARE TO BE MDO (MEDIUM DENSITY OVERLAY).

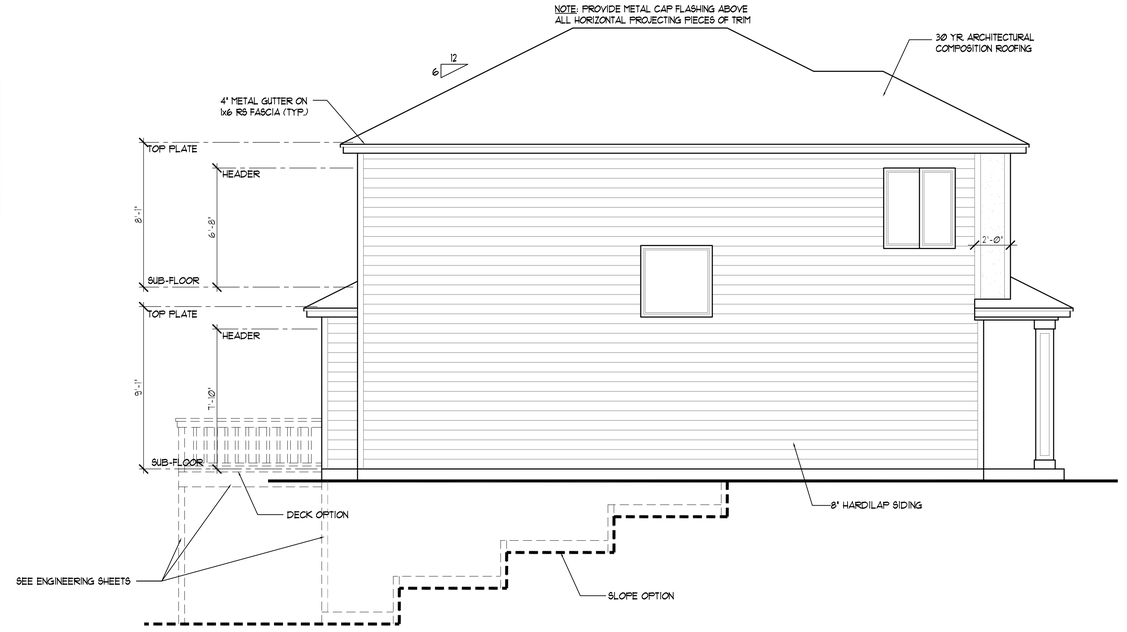
N.T.S.

R905.2.8.5 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 R905.2.5 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.



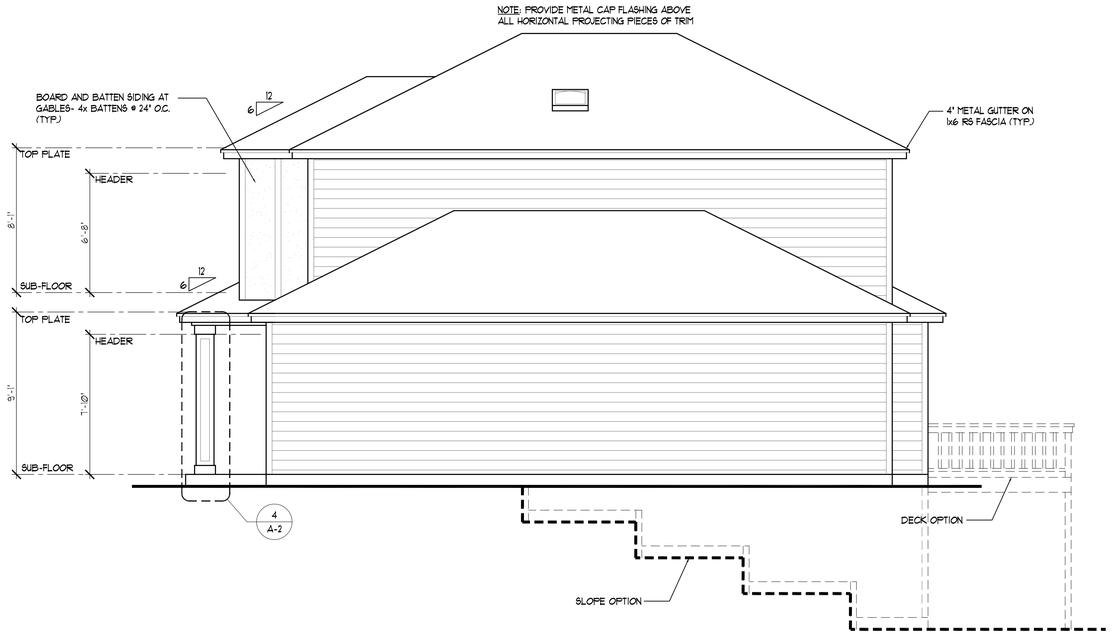
TYPICAL BLOCKING DETAIL

SCALE: 1/2" =1'



LEFT ELEVATION 'B'

1/4"=1'-0"



RIGHT ELEVATION 'B'

1/4"=1'-0"

Rueppell
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/08/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[A-3B]

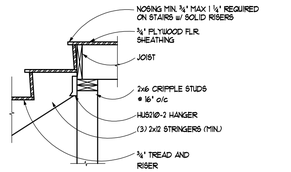
Established Basic Permit #
20-01727

Permit Number: 20-04006

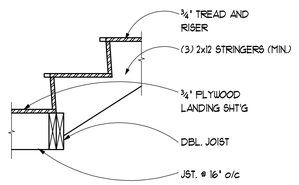
STAIR AND GUARDRAIL NOTES:

ILLUMINATION NOTES: PER IRC SECTION 303.6, R311.5.7 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.

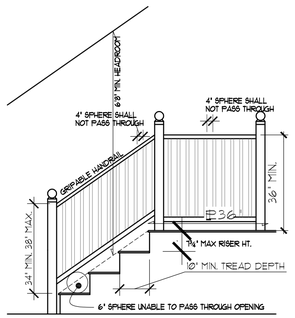
4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONT. THRU FULL LENGTH OF STAIR. 34" MIN. HT., 38" MAX. HT. END SHALL RETURN TO WALL OR NEWEL POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 200 LB. PT. LOAD IN ANY DIRECTION. HANDRAIL TO BE PRESENT ON AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1¼" MIN. & 2⅝" MAX. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". ALL REQ. GUARDRAILS TO BE 36" MIN. IN HEIGHT. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32 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).



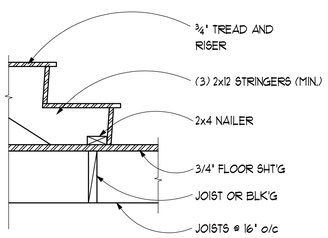
STAIR AT FLOOR CONNECTIONS



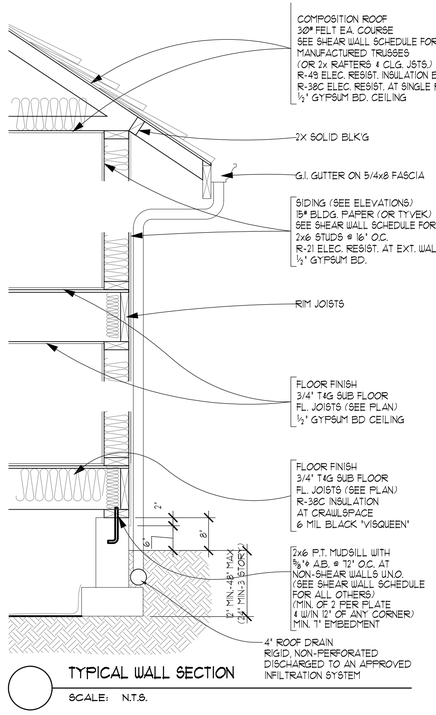
STAIR AT LANDING CONN.



GUARD & STAIR REQUIREMENTS



STAIR AT WOOD FLOOR CONN.



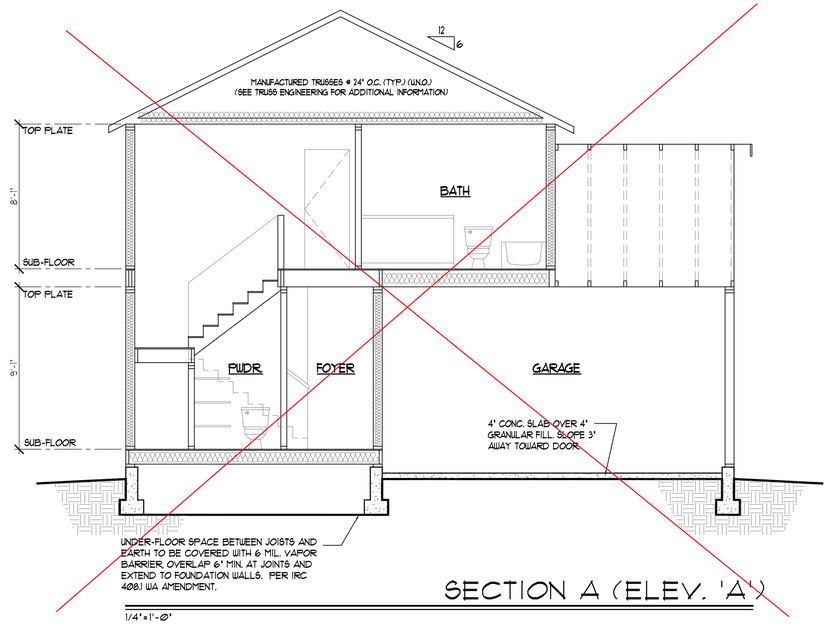
TYPICAL WALL SECTION

SCALE: N.T.S.

Reviewed for code compliance with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
10/02/2020

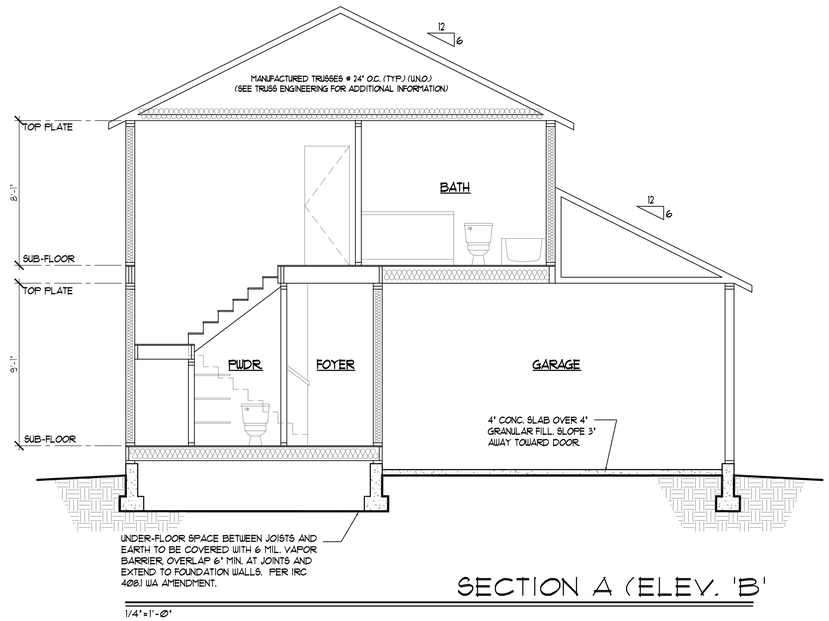
Subject To Field Inspection

CHANGES
MUST Be Approved Prior To Performing Work



SECTION A (ELEV. 'A')

1/4" = 1'-0"



SECTION A (ELEV. 'B')

1/4" = 1'-0"

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Rueppell
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/08/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[A-4]

Established Basic Permit #
20-01727

Permit Number: 20-04006

ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE POWER SERVING AND TELEPHONE COMPANIES.

ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE 'WEATHER-PROOF'.

RECEPTACLES IN KITCHEN AND BATHROOMS SHALL BE INSTALLED ABOVE COUNTER TOP U.N.O. IN THE DRAWINGS.

PROVIDE MINIMUM TWO 20 AMPERE SMALL APPLIANCE CIRCUITS AT THE KITCHEN, DINING ROOM AND/OR BREAKFAST AREAS.

PROVIDE GFI PROTECTION AT BATHROOMS, POWDER ROOMS, OUTDOOR RECEPTACLES, GARAGES AND WITHIN 6 FEET OF THE KITCHEN SINK.

RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY UNBROKEN WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. A WALL SPACE SHALL INCLUDE ANY SPACE 2 FEET OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENINGS.

IN KITCHEN AND DINING AREAS AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12 INCHES.

A RECEPTACLE SHALL BE INSTALLED IN USABLE WALL SPACE 2 FEET OR MORE IN WIDTH.

RECEPTACLES AND SWITCHES BACK TO BACK IN FIRE SEPARATION WALLS MUST MAINTAIN SEPARATE BAYS.

ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SECTION, SHALL BE GUARANTEED BY THE TRADE PARTNER FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE OF THE WORK.

PROVIDE TWO METHODS OF GROUNDING CLAMP AT HOSEBIBB

ONE ADDITIONAL #4 BAR, 20-FEET LONG IN FOOTING AT ELECTRICAL METER LOCATION FOR UFFER GROUND.

RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE WITH GROUND TYPE. FOURWIRE, GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.

PROVIDE A MIN. OF TWO 20-AMPERE-RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS, A SEPARATE 20-AMPERE-RATED BRANCH CIRCUIT TO THE LAUNDRY, AND A SPEARATE 20-AMPERE-RATED BRANCH CIRCUIT FOR BATHROOM RECEPTACLE(S).

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15 OR 20 AMPEREE OUTLETS INSTALLED IN DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERUPTERS.

ELECTRICAL LEGEND

$	SINGLE POLE SWITCH		STANDARD CEILING MOUNT LIGHT OUTLET
$3	3 POLE SWITCH	KL	PORCELAIN SOCKET FIXTURE
$4	4 POLE SWITCH		FLUORESCENT CEILING MOUNT LIGHT OUTLET
$OS	SINGLE POLE OCCUPANCY SENSOR		WALL MOUNTED STANDARD LIGHT FIXTURE
$M	SINGLE POLE SWITCH W/ MOTION SENSOR	F	WALL MOUNTED FLUORESCENT LIGHT FIXTURE
$T	TIMER SWITCH		RECESSED CFL CAN LIGHT
$LV	LOW VOLTAGE SWITCH	F	RECESSED FLUORESCENT CAN LIGHT
	DUPLEX RECEPTACLE OUTLET		RECESSED DIRECTIONAL CAN LIGHT
	SPLIT WIRE DUPLEX OUTLET		KICK LIGHT
GFI	GROUND FAULT INTERCEPT OUTLET		EXHAUST FAN
	30 AMP 220 VOLT ELECTRIC CAR OUTLET		COMBINATION RECESSED CAN & EXHAUST FAN
220v	220v OUTLET	T	THERMOSTAT
	A/C DISCONNECT		JUNCTION BOX
	FLOOR RECEPTACLE		LOW VOLTAGE ADDRESS LIGHT
	PUSH BUTTON		BOX FLUORESCENT, REFER TO PLAN FOR SIZE
DB	CHIMES		GARAGE DOOR OUTLET
	TELEPHONE	GFI CLG. OUTLET FOR GARAGE DOOR OPENER	
	TELEVISION ANTENNA (STRUCTURED WIRING INSTALLED AT TELEVISION LOCATION)		CEILING FAN OUTLET (BLOCKED)
S	SMOKE DETECTOR - PERMANENTLY WIRED AND INTERCONNECTED		
CO SMOKE COMBO	COMBO CARBON MONOXIDE / SMOKE DETECTOR		

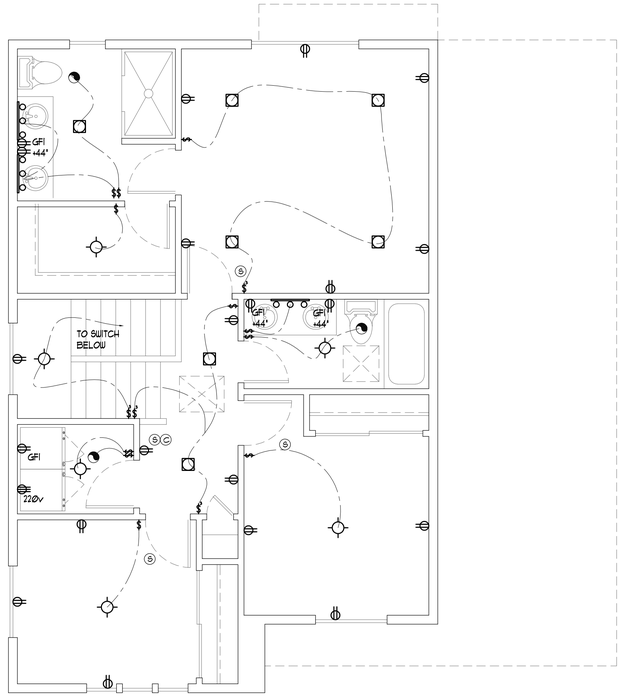
V.T.O. = VENT TO OUTSIDE; W.H.F. = WHOLE HOUSE FAN; VP = VAPOR PROOF; WP = WATER PROOF; CH = CHANDELIER; P = PENDANT

Established Basic Permit #
20-01727

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
10/02/2020

Subject To Field Inspection

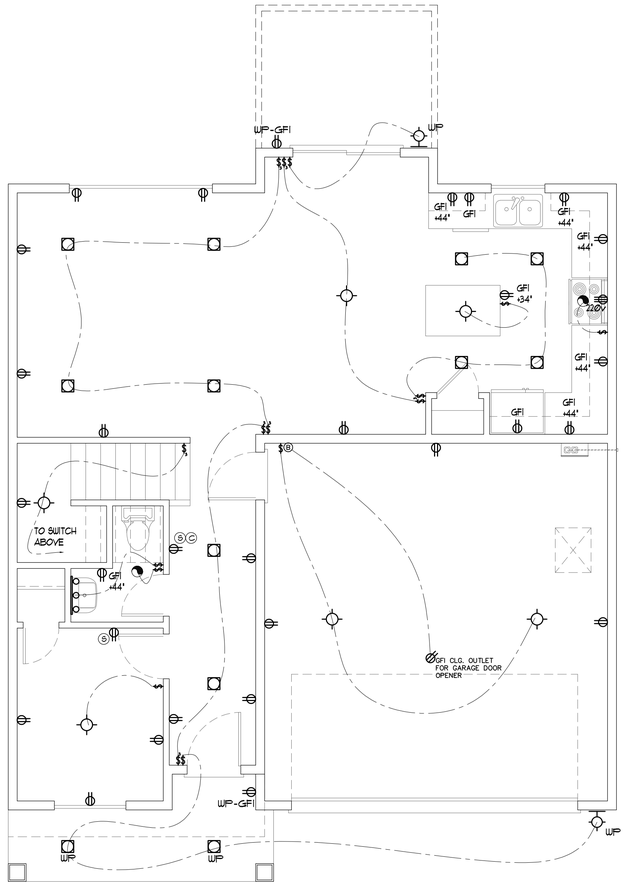
**CHANGES
MUST Be Approved Prior
To Performing Work**



UPPER FLOOR ELECTRICAL PLAN 'AB'

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP (S)



MAIN FLOOR ELECTRICAL PLAN 'AB'

1/4"=1'-0"

5 MIN. AIR EXCHANGE CEILING FANS PER PLAN
110 VOLT SMOKE DETECTOR HARD WIRED INTERCONNECTED WITH BATTERY BACK-UP (S)

Permit Number: 20-04006

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

RUEPPELL
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/08/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[A-5]

Window, Skylight and Door Schedule

Project Information: Plan 1572

Contact Information:

	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)								0.0	0.00
Exempt Glazed Fenestration (15 sq. ft. max.)								0.0	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Entry		0.28	1	3		6	8	20.0	5.60
Den		0.28	1	4		5		20.0	5.60
Family		0.28	1	8		5		40.0	11.20
Dining		0.28	1	6		8		48.0	13.44
Kitchen		0.28	1	3		4		12.0	3.36
								0.0	0.00
Bedroom		0.28	1	4		4		16.0	4.48
Bedroom		0.28	1	4		4		16.0	4.48
Bedroom		0.28	3	1	8	2		10.0	2.80
Stairs		0.28	1	4		4		16.0	4.48
Master Bath		0.28	1	2		4		8.0	2.24
Master		0.28	1	6		4		24.0	6.72
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
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								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

	Area	UA
Sum of Vertical Fenestration Area and UA	230.0	64.40
Vertical Fenestration Area Weighted U = UA/Area		0.28

Overhead Glazing (Skylights)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

	Area	UA
Sum of Overhead Glazing Area and UA	0.0	0.00
Overhead Glazing Area Weighted U = UA/Area		0.00
***Total Sum of Fenestration Area and UA** (for heating system sizing calculations)*	230.0	64.40

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2015 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please fill out all of the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please call the WSU Energy Extension Program at (360) 956-2042 for assistance.

Project Information: Plan 1572

Contact Information:

Heating System Type: (●) All Other Systems ( ) Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions".

Design Temperature — Instructions: Port Orchard
Design Temperature Difference (ΔT): 41
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area — Instructions: Conditioned Floor Area (sq ft): 1,572
Average Ceiling Height — Instructions: Average Ceiling Height (ft): 8.5
Conditioned Volume: 13,362

Item	Selection	U-Factor / F-Factor	Area / Length	UA
Glazing and Doors	U-0.28	0.280	230	64.40
Skylights		0.50		---
Insulation – Attic	R-49	0.026	1,231	32.01
Single Rafter or Joist Vaulted Ceilings	No Vaulted Ceilings in this project.	---		
Above Grade Walls *(see Figure 1)*	R-21 Intermediate	0.056	1,404	78.62
Floors	R-38	0.025	1,004	25.10
Below Grade Walls *(see Figure 1)*	No Below Grade Walls in this project.	0.028		
Slab Below Grade *(see Figure 1)*	No Slab Below Grade in this project.	0.303 (F-Factor)	Length	---
Slab on Grade *(see Figure 1)*	No Slab on Grade in this project.	--- (F-Factor)	Length	

Location of Ducts — Instructions: Unconditioned Space
Duct Leakage Coefficient: 1.10

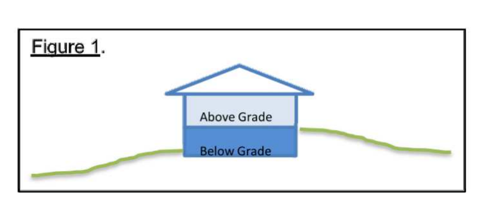


Figure 1.

Sum of UA	200.13	
Envelope Heat Load *Sum of UA X ΔT*	8,205	Btu / Hour
Air Leakage Heat Load *Volume X 0.6 X ΔT X .018*	5,917	Btu / Hour
Building Design Heat Load *Air Leakage + Envelope Heat Loss*	14,122	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: Sum of Building Heat Loss X 1.10; Ducts in conditioned space: Sum of Building Heat Loss X 1*	15,534	Btu / Hour
Maximum Heat Equipment Output *Building and Duct Heat Loss X 1.40 for Forced Air Furnace; Building and Duct Heat Loss X 1.25 for Heat Pump*	21,748	Btu / Hour

(07/01/13)

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Project Information: Plan 1572

Contact Information:

This project will use the requirements of the Prescriptive Path below and incorporate the the minimum values listed. In addition, based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Authorized Representative ______________________ Date ______________

All Climate Zones	R-Value[a]	U-Factor[a]
Fenestration U-Factor[b]	n/a	0.30
Skylight U-Factor	n/a	0.50
Glazed Fenestration SHGC[b,e]	n/a	n/a
Ceiling[k]	49[j]	0.026
Wood Frame Wall[g,m,n]	21 int	0.056
Mass Wall R-Value[i]	21/21[h]	0.056
Floor	30[g]	0.029
Below Grade Wall[c,m]	10/15/21 int + TB	0.042
Slab[d] R-Value & Depth	10, 2 ft	n/a

*Table R402.1.1 and Table R402.1.3 Footnotes included on Page 2.

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

☐ **1. Small Dwelling Unit: 1.5 credits**
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building that are greater than 500 square feet of heated floor area but less than 1500 square feet.

☑ **2. Medium Dwelling Unit: 3.5 credits**
All dwelling units that are not included in #1 or #3. **Exception:** Dwelling units serving R-2 occupancies shall require 2.5 credits.

☐ **3. Large Dwelling Unit: 4.5 credits**
Dwelling units exceeding 5000 square feet of conditioned floor area.

☐ **4. Additions less than 500 square feet: .5 credits**

Table R406.2 Summary

Option	Description	Credit(s)		
1a	Efficient Building Envelope 1a	0.5	☑	0.5
1b	Efficient Building Envelope 1b	1.0	☐	
1c	Efficient Building Envelope 1c	2.0	☐	
1d	Efficient Building Envelope 1d	0.5	☐	
2a	Air Leakage Control and Efficient Ventilation 2a	0.5	☐	
2b	Air Leakage Control and Efficient Ventilation 2b	1.0	☐	
2c	Air Leakage Control and Efficient Ventilation 2c	1.5	☐	
3a	High Efficiency HVAC 3a	1.0	☑	1.0
3b	High Efficiency HVAC 3b	1.0	☐	
3c	High Efficiency HVAC 3c	1.5	☐	
3d	High Efficiency HVAC 3d	1.0	☐	
4	High Efficiency HVAC Distribution System	1.0	☐	
5a	Efficient Water Heating 5a	0.5	☑	0.5
5b	Efficient Water Heating 5b	1.0	☐	
5c	Efficient Water Heating 5c	1.5	☑	1.5
5d	Efficient Water Heating 5d	0.5	☐	
6	Renewable Electric Energy	0.5	*1200 kwh	0.0
Total Credits				**3.50**

*Please refer to Table R406.2 for complete option descriptions

INTEGRATED 24 HR WHOLE HOUSE VENTILATION SYSTEM.

AS AMENDED BY WASHINGTON STATE

M1507.1 GENERAL LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS AND EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH THIS SECITON.

M1507.2 RECIRCULATION OF AIR EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC CRAWL SPACE OR OTHER AREAS OF THE BUILDING.

M1507.3 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.

M1507.3.1 SYSTEM DESIGN EACH DWELLING UNIT OR GUESTROOM SHALL BE EQUIPPED WITH A VENTILATION SYSTEM COMPLYING WITH SECTION M1507.3.4, M1507.3.6 OR M1507.3.7. COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE OR ASHRAE STANDARD 62.2.

M1507.3.2 CONTROL AND OPERATION
1. LOCATION OF CONTROLS. CONTROLS FOR ALL VENTILATION SYSTEMS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT.
2. INSTRUCTIONS. OPERATING INSTRUCTIONS FOR THE WHOLE-HOUSE VENTILATION SYSTEMS SHALL BE PROVIDED TO THE OCCUPANT BY THE INSTALLER OF THE SYSTEM.
3. LOCAL EXHAUST SYSTEMS. LOCAL EXHAUST SYSTEMS SHALL BE CONTROLLED BY MANUAL SWITCHES, DEHUMIDISTATS, TIMERS, OR OTHER APPROVED MEANS.
4. CONTINUOUS WHOLE-HOUSE VENTILATION SYSTEMS. CONTINUOUS WHOLE-HOUSE VENTILATION SYSTEMS SHALL OPERATE CONTINUOUSLY AND BE EQUIPPED WITH AN OVERRIDE CONTROL. A "FAN ON" SWITCH SHALL BE PERMITTED AS AN OVERIDE CONTROL. CONTROLS SHALL BE CAPABLE OF OPERATING THE VENTILATION SYSTEM WITHOUT ENERGIZING OTHER ENERGY-CONSUMING APPLIANCES. A CLEARLY VISIBLE LABEL SHALL BE AFFIXED TO THE CONTROLS THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)."
5. INTERMITTENT WHOLE-HOUSE VENTILATION SYSTEMS. INTERMITTENT WHOLE-HOUSE VENTILATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING:
5.1 THEY SHALL BE CAPABLE OF OPERATING INTERMITTENTLY AND CONTINUOUSLY.
5.2 THEY SHALL HAVE CONTROLS CAPABLE OF OPERATING THE EXHAUST FANS, FORCED-AIR SYSTEM FANS, OR SUPPLY FANS WITHOUT ENERGIZING OTHER ENERGY-CONSUMING APPLIANCES.
5.3 THE SYSTEM SHALL BE DESIGNED SO THAT IT CAN OPERATE AUTOMATICALLY BASED ON THE TYPE OF CONTROL TIMER INSTALLED.
5.4 THE INTERMITTENT MECHANICAL VENTILATION SYSTEM SHALL OPERATE AT LEAST ONE HOUR OUT OF EVERY FOUR.
5.5 THE SYSTEM SHALL HAVE A MANUAL CONTROL AND AUTOMATIC CONTROL, SUCH AS A 24-HOUR CLOCK TIMER.
5.6
5.7 AT THE TIME OF THE FINAL INSPECTION, THE AUTOMATIC CONTROL SHALL BE SET TO OPERATE THE WHOLE-HOUSE FAN ACCORDING TO THE SCHEDULE USED TO CALCULATE THE WHOLE-HOUSE FAN SIZING.
5.8 A LABEL SHALL BE AFFIXED TO THE CONTROL THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)."

M1507.3.2.1 OPERATING INSTRUCTIONS INSTALLERS SHALL PROVIDE THE MANUFACTURER'S INSTALLATION, OPERATING INSTRUCTIONS, AND A WHOLE-HOUSE VENTILATION SYSTEM OPERATION DESCRIPTION.

M1507.3.3 MECHANICAL VENTILATION RATE THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH DWELLING UNIT AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M15073.3(1).
EXCEPTION: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1507.3.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(2).

M1507.3.5 WHOLE-HOUSE VENTILATION INTEGRATED WITH A FORCED-AIR SYSTEM. THIS SECTION ESTABLISHES MINIMUM PRESCRIPTIVE REQUIREMENTS FOR WHOLE-HOUSE VENTILATION SYSTEMS INTEGRATED WITH FORCED-AIR VENTILATION SYSTEMS. A SYSTEM WHICH MEETS ALL THE REQUIREMENTS OF THIS SECTION SHALL BE DEEMED TO SATISFY THE REQUIREMENTS FOR A WHOLE-HOUSE VENTILATION SYSTEM.
M1507.3.5.1 INTEGRATED WHOLE-HOUSE VENTILATION SYSTEMS. INTEGRATED WHOLE HOUSE VENTILATION SYSTEMS SHALL PROVIDE OUTDOOR AIR AT THE RATE CALCULATED USING SECTION M1507.3.3. INTEGRATED WITH FORCED-AIR VENTILATION SYSTEMS SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE SPACE THROUGH THE FORCED-AIR SYSTEM DUCTS. INTEGRATED FORCE-AIR VENTILATION SYSTEMS SHALL HAVE AN OUTDOOR AIR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN OF AIR PLENUM OF THE FORCED-AIR SYSTEM, AT A POINT WITHIN 4 FT UPSTREAM OF THE AIR HANDLER. THE OUTDOOR AIR INLET DUCT CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED-AIR SYSTEM BLOWER AND SHALL NOT BE CONNECTED DIRECTLY TO A FURNACE CABINET TO PREVENT THERMAL SHOCK TO THE HEAT EXCHANGER THE SYSTEM WILL BE EQUIPPED WITH A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL AS SPECIFIED IN SECTION M1507.3.2. THE REQUIRED FLOW RATE SHALL BE VERFIED BY FIELD TESTING WITH A FLOW HOOD OR A FLOW MEASURING STATION.
M1507.3.5.2 VENTILATION DUCT INSULATION. ALL SUPPLY DUCTS IN THE CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-4.
M1507.3.5.3 OUTDOOR AIR INLETS INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY LEAVES OR OTHER MATERIAL. OUTDOOR AIR INLETS SHALL BE LOCATED SO AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS:
1. CLOSER THAN 10 FT FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3FT ABOVE THE OUTDOOR AIR INLET.
2. WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS.
3. A HAZARDOUS OR UNSANITARY LOCATION.
4. A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES THERIN.
5. CLOSER THAN 10 FT. FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT OPENING IS AT LEAST 3 FT ABOVE THE AIR INLET.
6. ATTIC, CRAWL SPACES, GARAGES.

M1507.4 LOCAL EXHAUST LOCAL EXHAUST SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, LAUNDRY ROOM, INDOOR SWIMMING POOL, SPA, AND OTHER ROOMS WHERE WATER VAPOR OR COOKING ODOR IS PRODUCED. LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIR FLOW RATE DETERMINED IN ACCORDANCE WITH THE TABLE M1507.4.

M1507.4.1 LOCAL EXHAUST FANS EXHAUST FANS PROVIDING LOCAL EXHAUST SHALL HAVE A MINIMUM FAN FLOW RATING NOT LESS THAN 50 cfm AT 0.25 INCHES WATER GAUGE FOR BATHROOMS, LAUNDRIES, OR SIMILAR ROOMS AND 100 cfm AT 0.25 INCHES WATER GAUGE FOR KITCHENS. MANUFACTURERS' FAN FLOW RATINGS SHALL BE DETERMINED AS PER HVI 916 (APRIL 1995) OR AMCA 210.
EXCEPTION: WHERE A RANGE HOOD OR DOWN DRAFT EXHAUST FAN IS USED TO SATISFY THE LOCAL EXHAUST REQUIREMENTS FOR KITCHENS, THE RANGE HOOD OR DOWN DRAFT EXHAUST SHALL NOT BE LESS THAN 100 cfm AT 0.10 INCHES WATER GAUGE.

M1507.4.2 LOCAL EXHAUST CONTROLS LOCAL EXHAUST SYSTEMS SHALL BE CONTROLLED BY MANUAL SWITCHES, DEHUMIDISTATS, TIMERS OR OTHER APPROVED MEANS. LOCAL EXHAUST SYSTEM CONTROLS SHALL BE READILY ACCESSIBLE.

MECHANICAL

HEATING EQUIPMENT ALL WARM-AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED TO LISTED SPECIFICATIONS.
NO WARM-AIR FURNACES SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES AND ELECTRIC HEATING FURNACES.
LIQUIFIED PETROLEUM GAS-BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GAS MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS.
HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS FOR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.

TEMPERATUERE CONTROL THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE WSEC SEC.403.1.1

VENTILATION EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MFR'S INSTALLATION INSTRUCTIONS AND APPLICABLE CODE REQUIREMENTS.
A TYPE L VENTING SYSTEM SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THE VENT PASSES THROUGH THE ROOF OF THE BUILDING AND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' OF THE VENT.

UTILITY ROOM NOTES/MAKE UP AIR:
1. WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.
2. INSTALLATIONS EXHAUSTING MORE THAN 200 CFM CHALL BE PROVIDED WITH MAKE UP AIR WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVEDED BY OTHER APPR. MEANS.
- 100 SQ INCH TRANSFER GRILL PER IRC G2439.4 (614.6)

CONTINUOUS WHOLE-HOUSE

MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

Dwelling Unit Floor Area (sq. ft.)	Number of Bedrooms 0 - 1	2 - 3	4 - 5	6 - 7	< 7
	Airflow in CFM				
< 1500	30	45	60	75	90
1501 - 3000	45	60	75	90	105
3001 - 4500	60	75	90	105	120
4501 - 6000	75	90	105	120	135
6001 - 7500	90	105	120	135	150
> 7500	105	120	135	150	165

INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS

Run-Time % in Each 4-Hour Segment	25%	33%	50%	66%	75%	100%
Factor	4	3	2	1.5	1.3	1.0

MINIMUM REQUIRED EXHAUST RATES

Area to be Vented	Exhaust Rates
Kitchens	100 cfm intermittent or 25 cfm continuously
Bathroom / Laundry / Similar areas	50 cfm intermittent or 20 cfm continuously

Rueppell Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/08/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[E-1]

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. AISC 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 (GCPI)=± 0.18
2. SEISMIC – RISK CATEGORY=II, SEISMIC IMPORTANCE FACTOR (Ie)=1.00, SITE CLASS=D, Ss=**1.579**, S1=**0.611**, Sds=**1.053**, Sd1=**0.611**, SEISMIC DESIGN CATEGORY=D, BASIC SEISMIC–FORCE–RESISTING SYSTEM=A.15 PER ASCE 7–10 TABLE 12.2–1, SEISMIC RESPONSE COEFFICIENT (Cs)=**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
LATERAL BEARING PRESSURE (CAPACITY):	150 PSF/FT OF DEPTH
COEFFICIENT OF FRICTION (CAPACITY):	0.25 (MULTIPLIED BY DEAD LOAD)
ACTIVE DESIGN LATERAL LOAD:	40 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 PILES
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(*) AT 28 DAYS. MIN 5–½ SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND MAXIMUM OF 6–3/4 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 ENTRAINED – 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 3/4 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
SLABS AND WALLS AT INTERIOR FACE–	1.5"

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 FRAMING 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 WCLIB 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 SOLID 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 PRESSURE 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.
5. WOOD USED ABOVE GROUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA 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 AWPA 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 AND 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
MCQ (MICRONIZED COPPER QUAT)	GREATER THAN 0.34
CA–B (COPPER AZOLE)	GREATER THAN 0.21
CA–C & MCA (COPPER AZOLE & AZOLE BIOCIDE)	GREATER THAN 0.15
μCA–C (AZOLE BIOCIDE)	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 POST HOT–DIPPED GALVANIZING PER ASTM 123 FOR INDIVIDUAL CONNECTORS AND AS PER ASTM A153 FOR FASTENERS. FASTENERS, OTHER THAN NAILS, TIMBER RIVETS, 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 NOTED OTHERWISE.
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 MSTA24 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 x 2.5" NAILS AT 6" OC AT 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 0.113" 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=2.2E6 PSI FOR BEAMS AND Fb=2400 PSI, E=1.8E6 PSI FOR COLUMNS.

LAMINATED VENEER LUMBER (LVL)
1. LAMINATED VENEER LUMBER SHALL BE DOUG FIR MEETING THE REQUIREMENTS OF ASTM D2559 – Fb=2600 PSI, E=2.0E6 PSI.
2. 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.
3. 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=2325 PSI, E=1.55E6 PSI FOR BEAMS AND Fb=1700 PSI, E=1.3E6 PSI FOR BEAMS/COLUMNS AND Fb=1900 PSI, E=1.3E6 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=1.8E6 PSI) UNLESS OTHERWISE NOTED ON THE PLANS.
2. FABRICATION SHALL BE IN CONFORMANCE WITH ANSI A190.1–12.
3. AITC 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 at adjoining panels(2)	Bottom plate 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 dia. (8)	Anchor bolt spacing– (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.x3"	(1) row 12"	2x or 3x	5/8"	72"(2x) 72"(3x)	A35 or LTP4	50"	145	203
W6B	7/16"	1	0.131" dia.x 2.5"	6"	6"	2xstud & unblocked horz. joints	2x	0.131" dia.x3"	(1) row 9"	2x or 3x	5/8"	72"(2x) 72"(3x)	A35 or LTP4	36"	193	271
W6	7/16"	1	0.131" dia.x 2.5"	6"	12"(3)	2x	2x	0.131" dia.x3"	(1) row 7"	2x or 3x	5/8"	68"(2x) 72"(3x)	A35 or LTP4	30"	242	339
W4	7/16"	1	0.131" dia.x 2.5"	4"	12"(3)	2x	2x	0.131" dia.x3"	(2) row 10" (6)	2x or 3x	5/8"	47"(2x) 58"(3x)	A35 or LTP4	20"	353	495
W3	7/16"	1	0.131" dia.x 2.5"	3"	12"(3)	3x (5,17)	2x	0.131" dia.x3"	(2) row 8" (6)	2x or 3x	5/8"	36"(2x) 45"(3x)	A35 or LTP4	16"	456	638
W2	7/16"	1	0.131" dia.x 2.5"	2"	12"(3)	3x (5,17)	2x	0.131" dia.x3"	(2) rows 6" (6)	2x or 3x	5/8"	28"(2x) 34"(3x)	A35 or LTP4	12"	595	833
2W3	7/16"	2	0.131" dia.x 2.5"	3"	12"(3)	3x(5, 16,17)	2x	0.131" dia.x3"	(3) rows 6" (6)	2x or 3x	5/8"	18"(2x) 22"(3x)	A35 or LTP4	8"	911	1276
2W2	19/32"	2	0.131" dia.x 2.5"	2"	12"	3x(5, 16,17)	2x	0.131" dia.x3"	(3) rows 4" (6)	2x or 3x	5/8"	12"(2x) 15"(3x)	A35 or LTP4	5"	1363	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 MUDSILLS 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 MUDSILL 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 MUDSILL SECTION.
(8) PROVIDE .229"x3"x3" PLATE WASHERS AT ALL ANCHOR BOLTS IN 2x4/3x4 MUDSILLS AND .229"x3"x4–1/2" PLATE WASHERS AT ALL ANCHOR BOLTS IN 2x6/3x6 MUDSILLS. 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 MUDSILL) IS 1–3/4". MIN. ANCHOR BOLT CONCRETE END DIST. (PARALLEL TO MUDSILL) 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.

Subject To Field Inspection

CHANGES
MUST Be Approved Prior
To Performing Work

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
10/02/2020

Must Comply With
All Washington
State Codes

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 cancel the provisions of the International Codes and ordinances of Kitsap County shall not be valid. IBC & IRC 105

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

ELR ENGINEERING

ERIC L. RICE
STATE OF WASHINGTON
34839
REGISTERED PROFESSIONAL ENGINEER
ERIC L. RICE
04/17/2020

Rueppell
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/16/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[S-0]

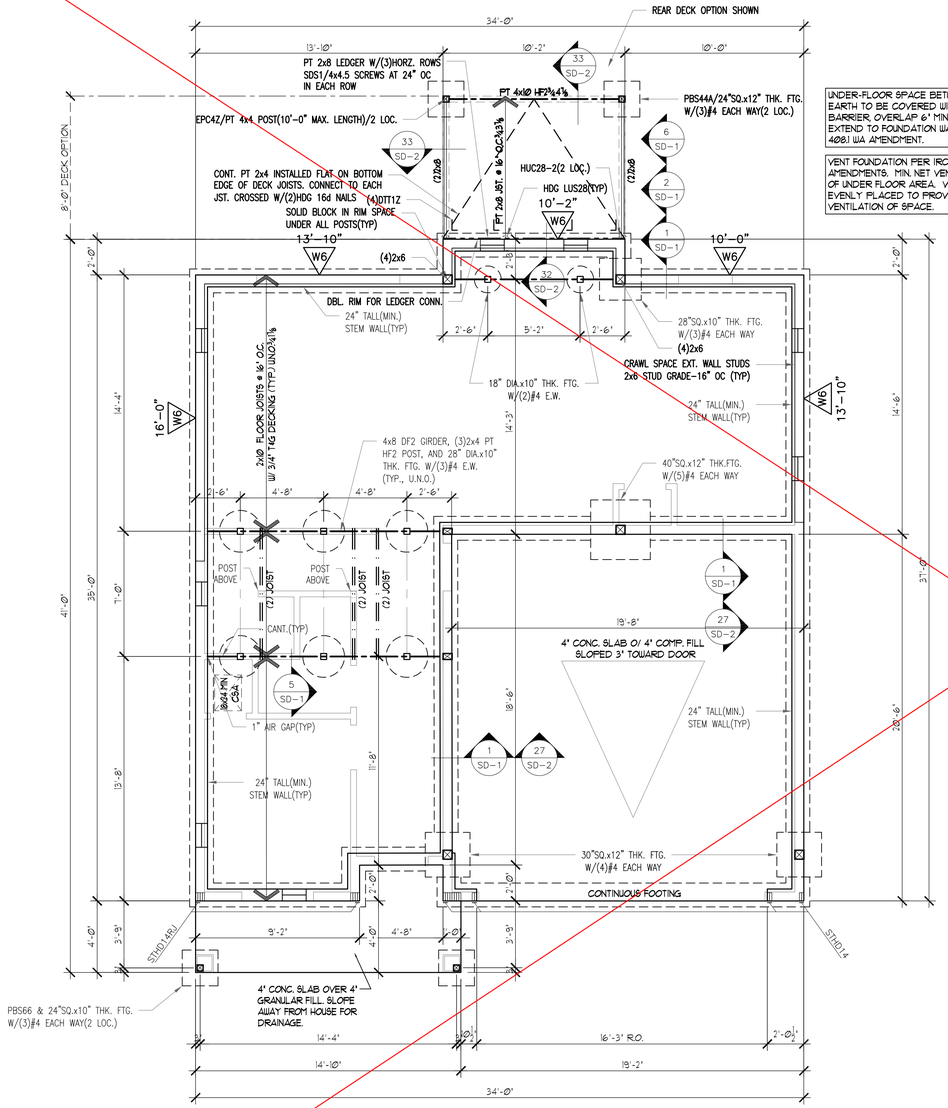
Established Basic Permit #
20-01727

Permit Number: 20-04006

STRUCTURAL ONLY

ENGINEERING

IRIC L. RICE
STATE OF WASHINGTON
INTERNATIONAL CODE COUNCIL
34839
REGISTERED
ENGINEER
IRIC L. RICE
04/14/2020



UNDER-FLOOR SPACE BETWEEN JOISTS AND EARTH TO BE COVERED WITH 6 MIL VAPOR BARRIER OVERLAP 6" MIN. AT JOINTS AND EXTEND TO FOUNDATION WALLS. PER IRC 408.1 WA AMENDMENT.

VENT FOUNDATION PER IRC R408.2 WA STATE AMENDMENTS. MIN. NET VENTILATION 1/300 OF UNDER FLOOR AREA. VENTS TO BE EVENLY PLACED TO PROVIDE CORSSED VENTILATION OF SPACE.

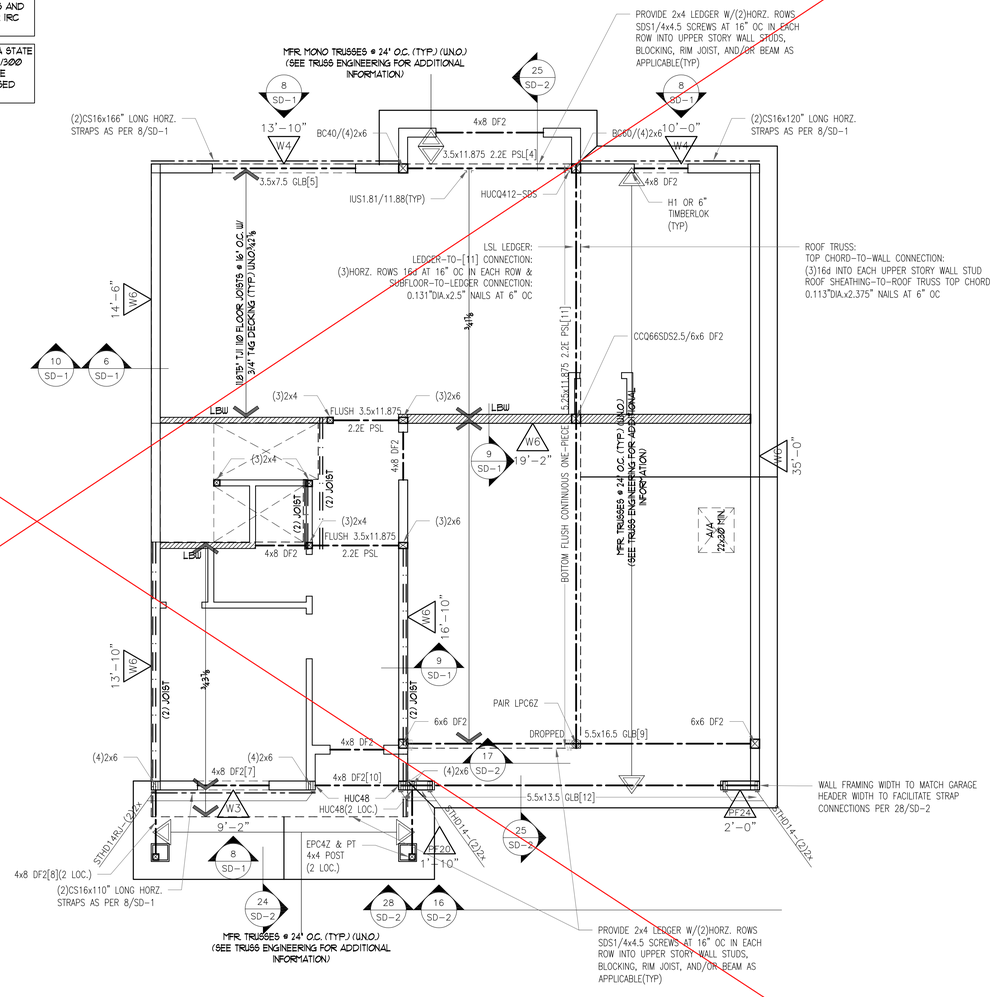
MAIN FLOOR FRAMING/FND. PLAN 'A'

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

1/4"=1'-0"

FOUNDATION VENT CALCULATIONS
8'x16' SCREENED FOUNDATION VENTS TO BE A MINIMUM OF 3'-0" FROM THE CORNERS PER IRC R408.2
VENTS =50 SQ. IN. FREE AREA
1136/300 = 2.85 SQ. IN / @50= 57 -OR- 6 VENTS - (8) 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



UPPER FLOOR FRAMING/MAIN FLOOR SW PLAN 'A'

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

1/4"=1'-0"

Manufactured joist specs shall be on-site for inspection

RUEPPELL
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/16/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[S-1A]

Established Basic Permit #
20-01727

Permit Number: 20-04006

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

STRUCTURAL ONLY

ENGINEERING

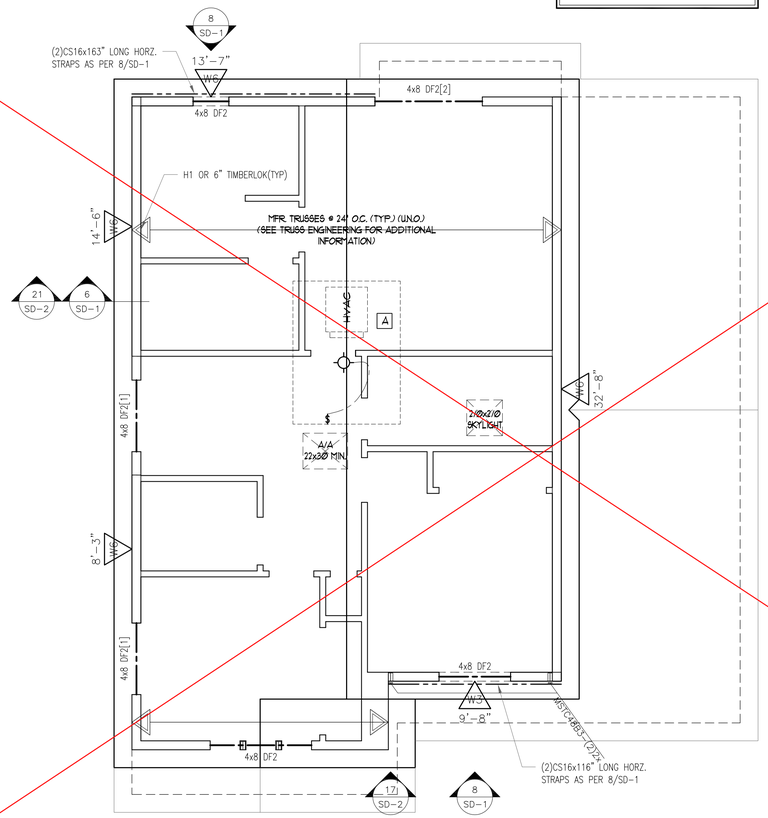
ERIC L. RICE
STATE OF WASHINGTON
34839
REGISTERED
PROFESSIONAL ENGINEER

ERIC L. RICE
04/14/2020

RUEPPELL
Home Design

A

TRUSS MAN. TO PROVIDE CLEARANCE FOR 30"x30" MIN. PLATFORM.
BOX FRAME PLATFORM W/ 2x4'S @ 24' O.C.
W/ 7/16' OSB OVER.
RAISE PLATFORM A MIN. OF 18' IN ORDER TO PROVIDE CLEARANCE FOR R-49 INSULATION.
PROVIDE CRAWLS'L'SPACE 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 M1305.1.3.1.
PROVIDE COMBUSTION AIR PER MAN. REQ. AND IRC M1701.1.
PROVIDE SEISMIC SUPPORT PER MAN. REQ. AND IRC M1301.2.



ROOF FRAMING/UPPER FLOOR SW PLAN 'A'

1/4"=1'-0"

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 DF#1 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.

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/16/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[S-2A]

Established Basic Permit #
20-01727

Permit Number: 20-04006

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
10/02/2020

CHANGES
MUST Be Approved Prior
To Performing Work

Subject To Field Inspection

STRUCTURAL ONLY

ENGINEERING

ERIC L. RICE
STATE OF WASHINGTON
34839
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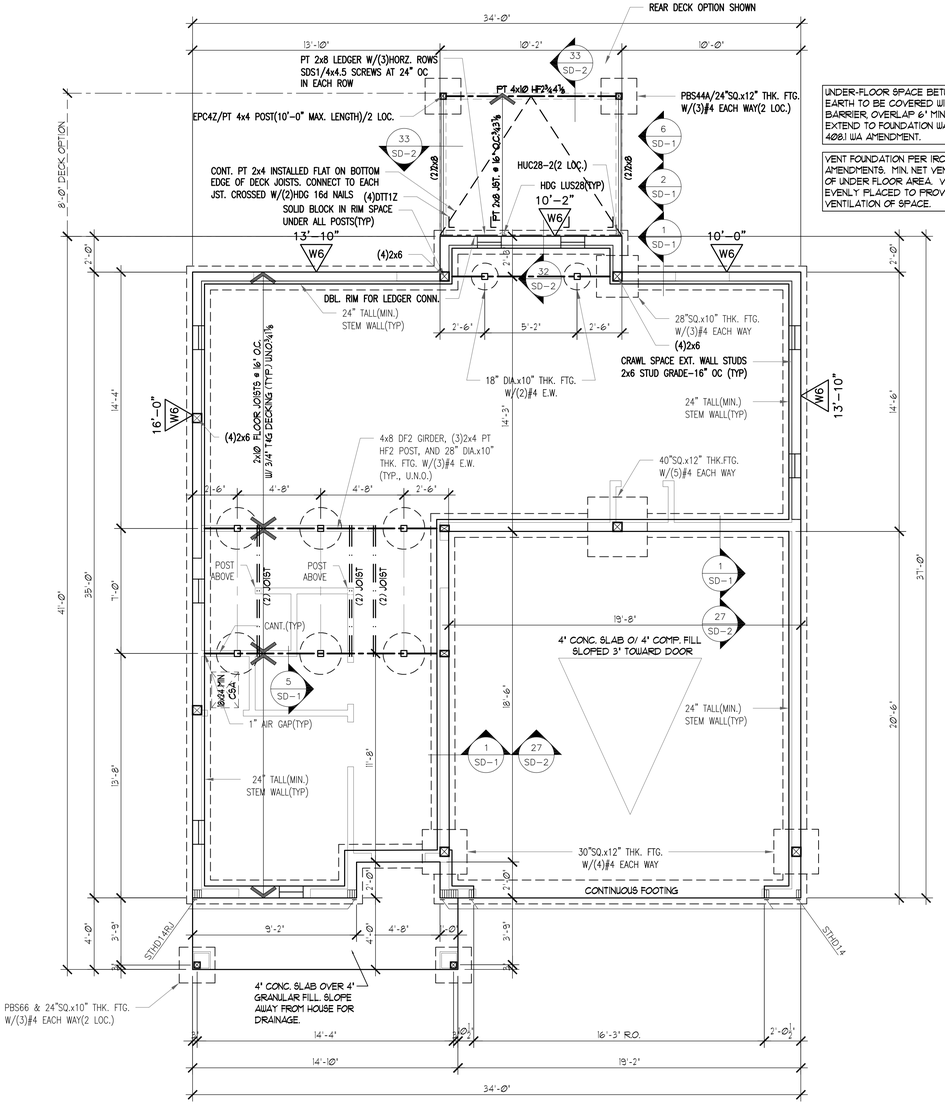
ERIC L. RICE
04/17/2020



UNDER-FLOOR SPACE BETWEEN JOISTS AND EARTH TO BE COVERED WITH 6 MIL VAPOR BARRIER OVERLAP 6" MIN. AT JOINTS AND EXTEND TO FOUNDATION WALLS. PER IRC 408.1 WA AMENDMENT.

VENT FOUNDATION PER IRC R408.2 WA STATE AMENDMENTS. MIN. NET VENTILATION 1/300 OF UNDER FLOOR AREA. VENTS TO BE EVENLY PLACED TO PROVIDE CORSSED VENTILATION OF SPACE.

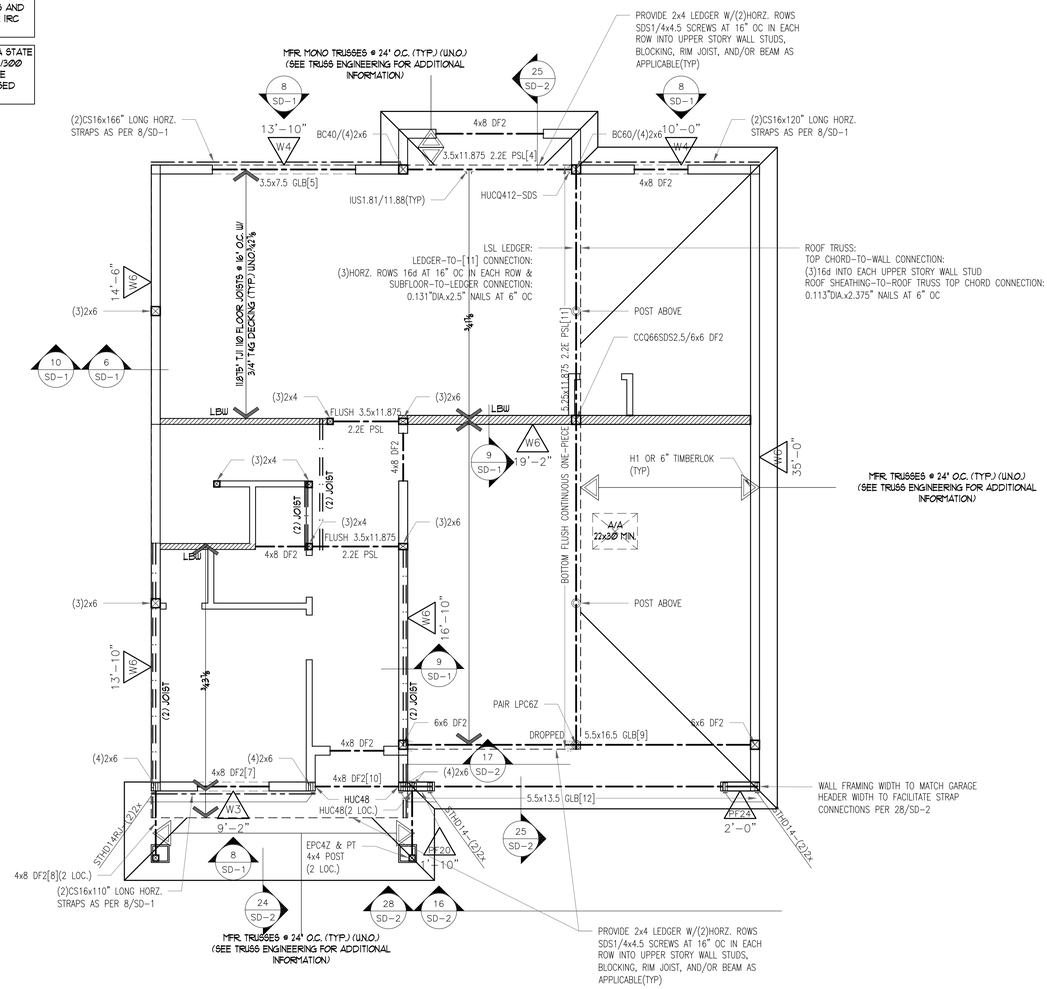
MAIN FLOOR FRAMING/FND. PLAN 'B'

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

1/4"=1'-0"

FOUNDATION VENT CALCULATIONS
8'x16' SCREENED FOUNDATION VENTS TO BE A MINIMUM OF 3'-0" FROM THE CORNERS PER IRC R408.2
VENTS =90 SQ. IN. FREE AREA
1736/300 = 2.65 SQ. IN / @52= 51 -OR- 6 VENTS - (8) 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



UPPER FLOOR FRAMING/MAIN FLOOR SW PLAN 'B'

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

1/4"=1'-0"

Manufactured joist specs shall be on-site for inspection

RUEPPELL
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
Date: 04/16/20
Revision Date:
Drawn by:
Phone: (253) 297-8040

[S-1B]

Established Basic Permit #
20-01727

Permit Number: 20-04006

BASIC PERMIT PACKAGE
REVIEWED FOR CODE COMPLIANCE
WITH IRC 2015
KITSAP COUNTY BUILDING DEPARTMENT

STRUCTURAL ONLY

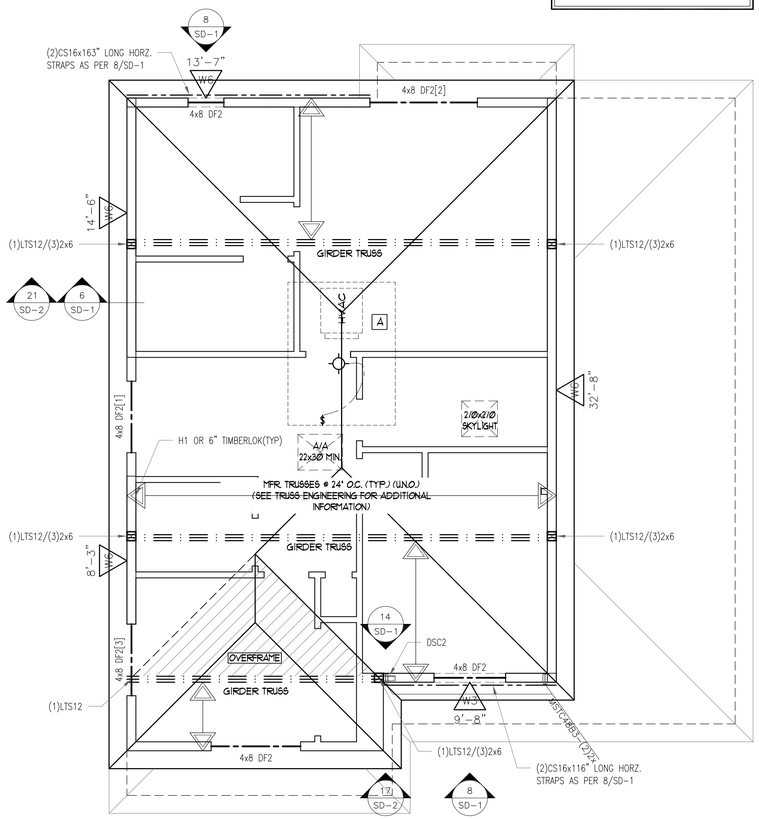
ENGINEERING

ERIC L. RICE
STATE OF WASHINGTON
34839
REGISTERED
PROFESSIONAL ENGINEER

ERIC L. RICE
04/01/2020

A

TRUSS MAN. TO PROVIDE CLEARANCE FOR 30"x30" MIN. PLATFORM.
BOX FRAME PLATFORM W/ 2X4'S @ 24" O.C.
W/ 7/16" 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 M1305.1.3.1.
PROVIDE COMBUSTION AIR PER MAN. REQ. AND IRC M1701.1.
PROVIDE SEISMIC SUPPORT PER MAN. REQ. AND IRC M1301.2.



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

ROOF FRAMING/UPPER FLOOR SW PLAN 'B'

1/4"=1'-0"

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 DF#1 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.

Reviewed for code compliance
with IRC 2015
Kitsap County Building Department
lasmith@co.kitsap.wa.us
10/02/2020

Subject To Field Inspection

CHANGES
MUST Be Approved Prior
To Performing Work

RUEPPELL
Home Design

Plan: 1572 AB
Job#: Kitsap Base Plan
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Revision Date:
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[S-2B]

Established Basic Permit #
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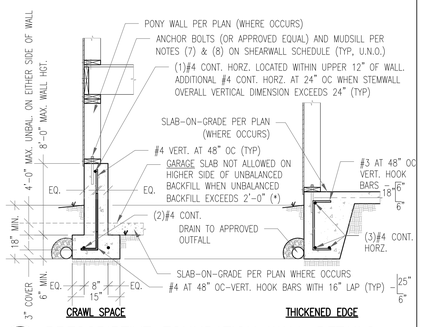
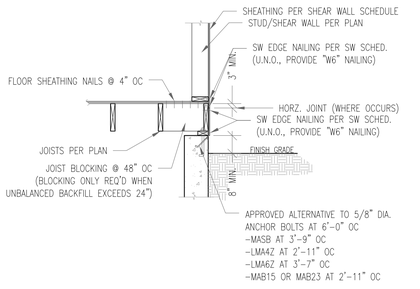


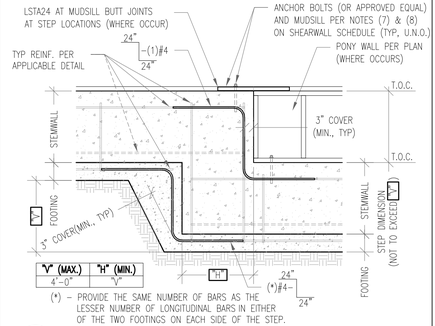
1 PRESCRIPTIVE FOUNDATION WALL DETAILS N.T.S.

(*)–USE 27/SD–2 WHEN UNBAL. BACKFILL EXCEEDS 2'–0" AND A GARAGE SLAB IS ON THE HIGHER SIDE OF THE UNBAL. BACKFILL



2 FLOOR JOIST PARALLEL @ RIM DETAIL

FLOOR JOIST PERPENDICULAR @ RIM (SIMILAR) N.T.S.



3 FOUNDATION STEP DETAIL N.T.S.

BASIC PERMIT PACKAGE
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lasmith@co.kitsap.wa.us
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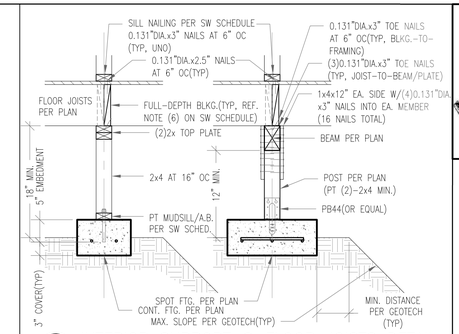

5 INTERIOR SUPPORT @ FLOOR JOISTS DETAIL N.T.S.

6 WALL FRAMING DETAILS N.T.S.

PROVIDE NAILING PER IBC TABLE 2304.10.1–TYP(U.N.O.)

7 TYPICAL SHEARWALL DETAIL N.T.S.

8 TYPICAL DETAIL OF SHEARWALL DESIGNED FOR FORCE TRANSFER AROUND OPENING N.T.S.

9 TYPICAL SHEARWALL CONNECTIONS DET. TOP & BOTTOM OF WALL N.T.S.

10 DETAIL @ UPPER FLOOR JOISTS (PERPENDICULAR SHOWN, PARALLEL SIM.) N.T.S.

11 DROPPED BEAM DETAIL N.T.S.

12 FLUSH BEAM DETAIL N.T.S.

13 TOP PLATE SPLICE DETAIL N.T.S.

14 TYP. DRAG STRUT CONNECTION DETAIL N.T.S.

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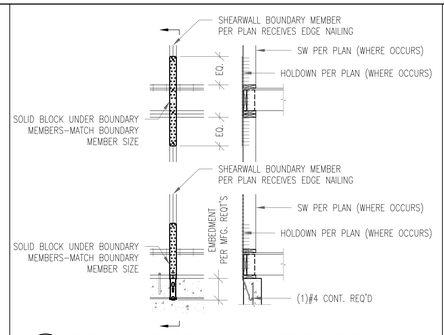
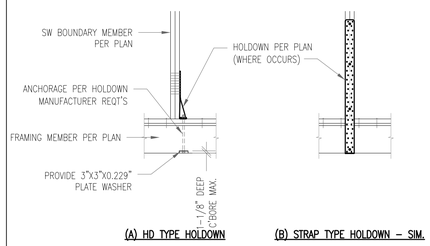
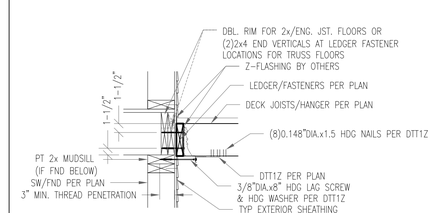


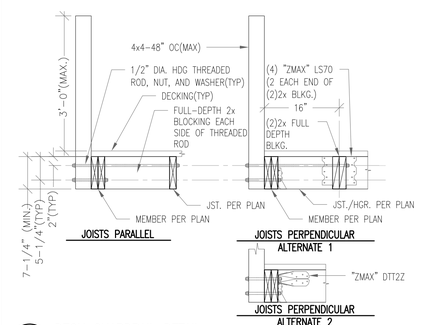
16 TYPICAL HOLDOWN CONNECTION DETAIL
N.T.S.



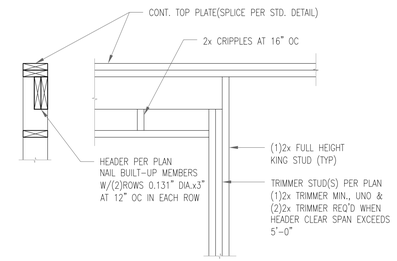
17 TYPICAL HOLDOWN CONNECTION DETAIL
N.T.S.



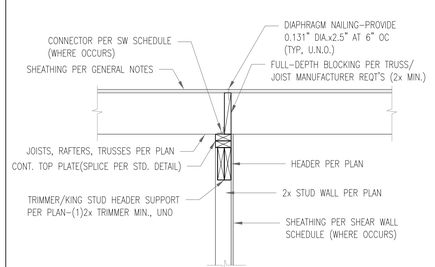
32 DECK LEDGER DETAIL
N.T.S.



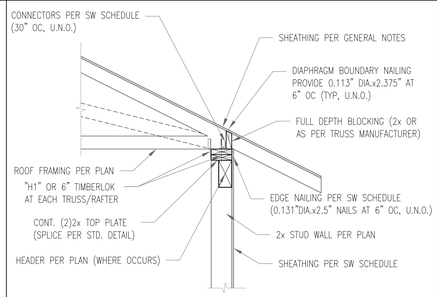
33 DECK GUARDRAIL DETAIL
APPLICABLE WHERE REQ'D BY CODE
N.T.S.



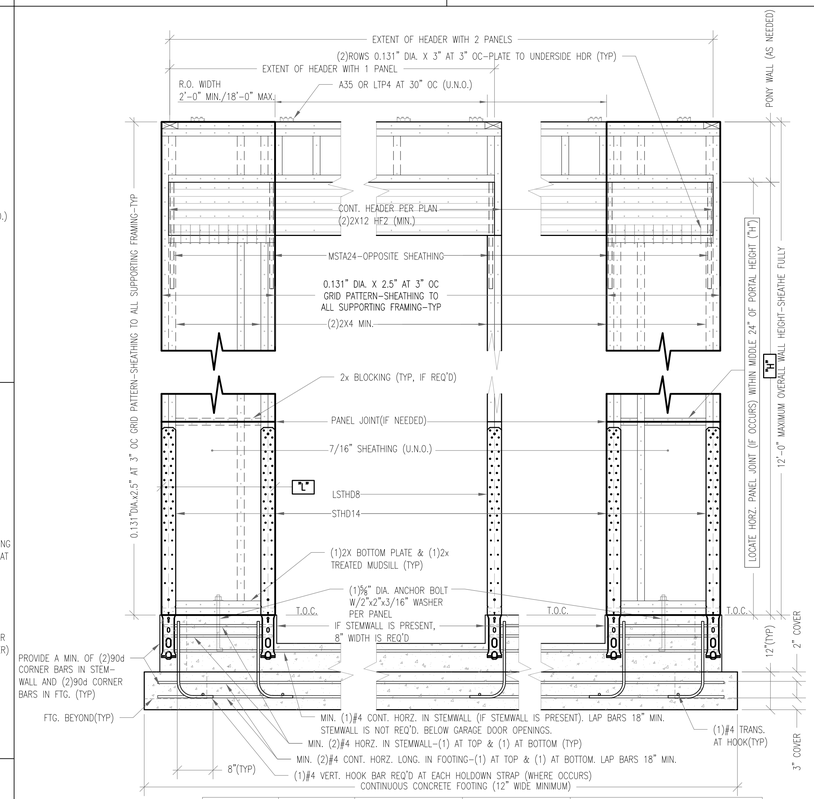
19 EXTERIOR HEADER TYPICAL DETAIL
N.T.S.



20 INTERIOR HEADER TYPICAL DETAIL
N.T.S.



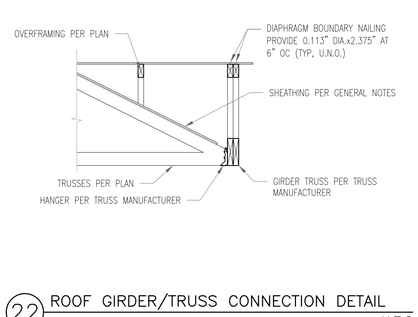
21 ROOF EAVE TYPICAL DETAIL
N.T.S.



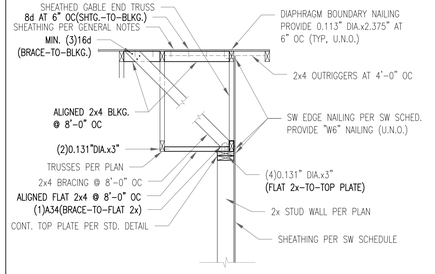
	MIN "L"	MAX "H"	MAX "P" (EQ. LBS.)	MAX "P" (WIND, LBS.)	MAX DEFLECTION @ "P"
PF16	16"	8'–0"	910#	1274#	0.33 inches
	16"	9'–0"	789#	1105#	0.39 inches
	16"	10'–0"	668#	935#	0.44 inches
PF20	20"	8'–0"	1351#	1891#	0.36 inches
	20"	9'–0"	1143#	1600#	0.42 inches
	20"	10'–0"	936#	1310#	0.48 inches
PF24	24"	8'–0"	1792#	2509#	0.38 inches
	24"	9'–0"	1497#	2096#	0.45 inches
	24"	10'–0"	1203#	1684#	0.51 inches

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.

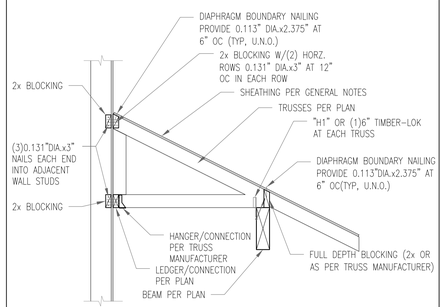
28 TYPICAL DETAIL FOR PORTAL FRAME FOR ENGINEERED APPLICATIONS
N.T.S.



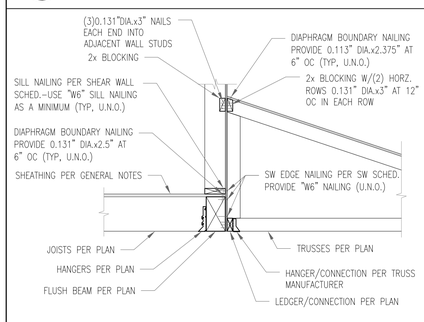
22 ROOF GIRDER/TRUSS CONNECTION DETAIL
N.T.S.



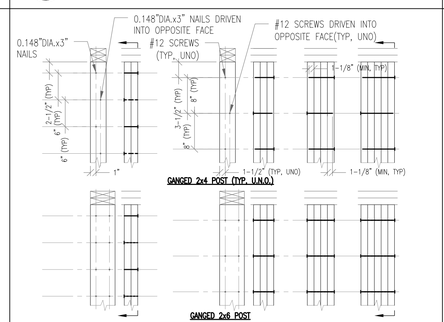
23 ROOF GABLE DETAIL
N.T.S.



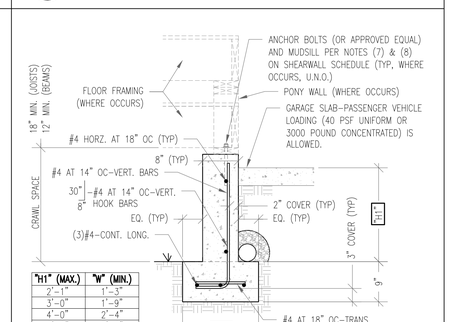
ROOF MONO–TRUSS DETAIL
(@ PATIO & PORCH)
N.T.S.



25 ROOF MONO–TRUSS TYPICAL DETAIL
N.T.S.



26 BUILT–UP COLUMN FASTENING
FASTENING REQT'S SHOWN ABOVE APPLY ALONG FULL POST HEIGHT
N.T.S.



27 TYP. CRAWL SPACE FND. ALONG GARAGE
(WHERE UNBAL. B.F.("H1") > 2'–0")
N.T.S.

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ENGINEERING

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