



"The City of Bonney Lake's mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services"

FOR STAFF USE ONLY	
Date:	
Master Permit Number:	
Permit Number:	

RESIDENTIAL AND NEW BASE PLAN PERMIT APPLICATION

Application and Plan must be complete in order to be accepted, and all Applications must be made "in person" at the Permit Center.
Traffic and Park Impact Fee are due at time of Issuance for new residences.

Permit Type: (Please Circle)	New Base Plan <i>bsfrc</i>	New Single Family <i>bsfrc</i>	Addition <i>bradd</i>	Repair/Remodel <i>brrrr</i>	Accessory Dwelling Unit <i>pradu</i>	Accessory Building <i>bracc</i>
Project Name / Description:					Value of Construction:	
Site Address:					Tax Parcel Number:	
General Location:					Lot Number:	
Applicant:			E-Mail Address:		Phone:	
Street Address:			City State/Zip		Fax #:	
Property Owner:			E-Mail Address:		Phone:	
Street Address:			City State/Zip		Fax #:	
Contact Person:			E-Mail Address:		Phone:	
Contractor:					Phone:	
Street Address:			City State/Zip		Fax #:	
State Contractor's License #:			Expiration Date:		E-Mail Address:	
Architect:					Phone:	
Street Address:			City State/Zip		Fax #:	
Firm or Company Name:					E-Mail Address:	
Engineer:					Phone:	
Street Address:			City State/Zip		Fax #:	
Firm or Company Name:					E-Mail Address:	
Lender <input type="checkbox"/> or Issuer of Payment Bond <input type="checkbox"/> :					Phone:	
Firm or Company Name						
Street Address:			City State/Zip		Reference RCW 19.27.095	

Description of work (Specific description):

Structure Information:
 Existing Sq. Ft.: _____ Additional Sq. Ft.: _____ Total Sq. Ft.: _____ Number of Stories: _____
 Sq. Ft. 1st Floor: _____ Sq. Ft. 2nd Floor: _____ Sq. Ft. 3rd Floor: _____ Basement Sq. Ft.: _____
 Garage: _____ Deck: _____ Porch: _____ Carport: _____ Storage/Shed: _____
 Number of Bedrooms: _____ Number of Bathrooms: _____ Number of Units: _____
 Type of Construction: _____ Type of Heat: _____ Replacing Mobile Home? Yes or No
 ** Note: Maximum Building Height is 35 feet as defined by Bonney Lake Municipal Code chapter 18. Is the Livable Area 3600 sf or larger: Yes or No

Plumbing Information:
 No. of Lawn Sprinklers w/ backflow: _____ No. of Devices not Backflow Tested: _____ Total Number of Fixtures: _____

Mechanical Information:
 No. of Wood Stoves: _____ No. of Gas Fireplaces: _____ Total Number of Fixtures: _____

By leaving the contractor section blank, I hereby certify that I am the owner, or agent of the owner, of the subject property and contractors will not be hired to perform any work in association with this permit. I acknowledge that in leaving the contractor section blank, I do not intend to perform work for selling purposes without being a registered contractor by the State of Washington (RCW 18.27.090). I also verify that if I do choose to hire a contractor, general or subcontractor, I will only hire those which are licensed by the State of Washington (RCW 18.27.110).

Applicant: _____ **Date:** _____

BASE PLAN AND RESIDENTIAL BUILDING PERMIT

Must be submitted with the following:

The following is a brief outline of the requirements for a **single family dwelling** submittal. This list is for reference purposes only and may not include all items needed to complete the plan check process. Note: All projects over 4,000 square feet or over four dwelling units must be designed by a licensed architect or engineer per RCW 18.08.410.

SPECIFIC REQUIREMENTS:

N/A Submitted

- TRAFFIC and PARK IMPACT FEES for all new residences will be collected at time of issuance.**
- A receipt for School Impact Fees must be submitted with application.**
- Five copies of the plot plan. Plot plans must be to scale, including all cantilevers, with given dimensions from structures to property lines (setbacks). Locations of existing and proposed structures, septic tank, drain field, and any other major physical features. Scale and North arrow, topography, and high water mark shall also be included on the plot plan.
- Complete land clearing application including a plot plan of the clearing area, including earth to be cleared, or graded, in cubic yards. The corners of the proposed building, all trees to be removed, trees to be left within the clearing area, and clearing limits must be marked in conjunction with the required landscaping plan submittal per Ordinance 651. Other information may be required in conjunction with the application.
- Sewer Availability, Sewer permit application, or septic approval. If not in the sewer service area, approval for septic from the Pierce County Health Department (253-798-6500) is needed for all construction, including addition of bedrooms, and building footprint changes, carports, garages, etc.
- Copy of Annually Updated Engineering and Architectural Approval for base plan use.**
- Water connection application.
- Certificate of water/fire flow availability.
- Copy of recorded Legal Description from Pierce County
- Copy of short plat if applicable.
- Copy of a valid contractor's business license or current City license number, with tax ID number and L&I Contractor's number.
- Separate required Road Approach permit.
- Erosion Control – indicate erosion control measures on plot plan submittals.
- Storm Retention – property will be subject to an engineered on site drainage retention system. Exemption: 500 sq. ft. impervious or under, unless required by the City. **Applicant is to submit applicable details for all systems.**
- Attach plans, reports, or other documentation required with SEPA decisions.
- Residence with 3,600sf or more of livable area maybe required to install a residential fire sprinkler system.

GENERAL REQUIREMENTS:

- Two (2) complete sets of plans (Double line drawings). (Three for Base Plan Submittals)
- Plans shall be firmly bound on one edge.
- All pages of the plans shall be on the same size paper. The minimum size of plans allowable is 24" X 36". Minimum scale 1/4" = 1' (1/8" = 1' may be permitted on exceptionally large projects with prior approval from the building official.)
- Plans shall be black or blue ink. All comments must be original and incorporated into the original tracings.
- The following information needs to be present on either a title sheet or on the plot plan:
 - Owners Name
 - Assessors Parcel Number
 - Lot, Block, and Subdivision
 - Project Address
 - Mailing Address
 - Square footage breakdown (living area, garage, decks, etc.)
 - Code editions and all design parameters.
- Five (5) sets of site plans. Minimum Scale 1" = 30'
- All plans and details are to be drawn to scale and fully dimensioned.

City of Bonney Lake, P.O. Box 7380, Bonney Lake, WA 98390

Permit Center (253) 862-8602

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ENERGY CALCULATION FORMS

- Two (2) copies of State Energy Code Data (Gas/Electric/Oil/Propane/Heat Pump) must be included with plans.

ENGINEERING REQUIREMENTS

- Provide two (2) wet sealed (original stamp and signature) engineering calculations for the project.
- All engineering requirements are to be shown on plans. All plan sheets which show any engineering shall be wet stamped by the project engineer.

TRUSS CALCULATIONS

- Two (2) sets of Truss calculations with truss layout are to be submitted at time of application. Calculations must be site specific, either with address or Assessors Parcel Number, and be wet sealed (original stamp and signature).
- All Truss locations are to be identified on the roof framing layout.

INFILTRATION

- Two (2) copies of the "Infiltration System" must be included with plans.
- Underfloor drainage system shall be indicated on foundation plans and shall incorporate hard piping.

SITE PLAN (min. 1" = 30') Include the following information:

- | | |
|---|--|
| <input type="checkbox"/> Scale | <input type="checkbox"/> Distance between septic tanks, buildings, wells and structures |
| <input type="checkbox"/> North arrow | <input type="checkbox"/> All existing and proposed structures |
| <input type="checkbox"/> Topography | <input type="checkbox"/> Distance from property lines on all sides (North, South, East, and West) |
| <input type="checkbox"/> High water mark | <input type="checkbox"/> Show type and location of all retaining walls and slope stabilization |
| <input type="checkbox"/> Lot drainage | <input type="checkbox"/> Indicate exterior grade (Slope away from structure minimum of 2% for the first 10 feet) |
| <input type="checkbox"/> Location of well | <input type="checkbox"/> Show size and location of propane tank |
| <input type="checkbox"/> Easements | <input type="checkbox"/> All cantilevers, with given dimensions from structures to property lines (setbacks) |
| <input type="checkbox"/> Driveways and roads | |
| <input type="checkbox"/> Septic tank and disposal fields | |
| <input type="checkbox"/> Contour lines in 2' elevation increments | |

FLOOR PLAN Include the following information:

- | | |
|--|--|
| <input type="checkbox"/> Identify all rooms and spaces (Include dimensions) | <input type="checkbox"/> Show size and location of skylight openings (If glass include manufactures information) |
| <input type="checkbox"/> Plumbing fixtures | <input type="checkbox"/> Show locations of minimum of two (2) frost free hose bibs |
| <input type="checkbox"/> Water heater & furnace sizes | <input type="checkbox"/> Stairs; show width, rise and run |
| <input type="checkbox"/> Walls & partitions | <input type="checkbox"/> Location of A/C-D/C interconnected smoke detectors |
| <input type="checkbox"/> Appliances/ Washer & Dryer | <input type="checkbox"/> Landings at all exterior doors |
| <input type="checkbox"/> All windows and doors (Include all sizes and types) | <input type="checkbox"/> Fireplace & hearth including wood or pellet stoves. (Show size & type) |
| <input type="checkbox"/> Size and location of underfloor and attic access | |
| <input type="checkbox"/> Shear walls and shear wall schedule | |
| <input type="checkbox"/> Guardrail type, height, and rail spacing | |

FOUNDATION/FLOOR FRAMING Include the following information:

- Size and location of all foundations and piers
- Size, span, and spacing of all floor framing members
- Size and spacing of all anchor bolts
- Post/beam size (Include connectors used)
- Type of floor sheathing and nailing to be used
- Hold downs and attachment
- Stepped footings, basement walls, and stemwall footings
- Size and location of under floor access and cross ventilation
- Deck and porch footings/piers
- Show separate floor framing layout for upper floors

ELEVATIONS Include the following information:

- All sides of proposed project
- All exterior grades, floor, and roof heights
- Roof pitch
- All posts, decks, overhangs, and details
- Foundation & attic vents
- Windows and doors shall match location on floor plan
- Types of material to be used such as, roofing material, siding, etc

ROOF FRAMING PLAN Include the following information:

- Size, span, and spacing of all framing members
- Size and location of all beams, headers, and posts
- Type, size and nailing of roof sheathing
- Size and location of fireplace chimneys and skylights
- Size and location of all ridges, hips, and valleys
- Each individual truss shall bear the same designation as the truss calculations
- Size and type of all framing hardware such as hangers, clips, straps, etc.

CROSS SECTIONS Include the following information:

- A minimum of one (1) complete **detailed** building construction cross sections.
- Indicate all material to be used including, but not limited to the following:
 - Insulation, (floor/roof/wall)
 - Sheathing & nailing (floor roof/ /wall)
 - Sheetrock, (type & thickness)
 - Footing size & depth (Include rebar size & spacing)
 - Piers, girders, posts, and hangers
 - Floor blocking
 - Shear transfer from roof through foundation
- Anchor bolts
- Decks, and deck framing
- Rafters/trusses, roof framing. (Sizes & details)
- Top plates, studs, and sole plates (Show sizes & details)
- Rim joists (Show sizes & details)
- Complete construction cross sections of fireplace and chimney framing
- Size, span, and spacing of all framing members.
- Type of material to be used under cantilevered floor joists
- Roof overhangs, ceiling joists (Show sizes & details)

DETAILS (min. 1/2" = 1' scale)

Provide all necessary construction cross sectional details for all work shown. Details shall include, but not be limited to, the following;

- All Engineering details and schedules shown or referenced in structural calculations
- Footings, piers
- Pier/beam
- Post to girder
- Deck to house, roof to house, walls-porch to house
- Header connections
- Interior footings
- Retaining walls, etc.
- Pony walls, drag strap connections
- Beam to joist connection
- Girder truss to truss connection
- Roof eaves
- Top plate splice

Signature

Date

Phone