



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 NORTH RUBY STREET SUITE #2 ■ ELLENSBURG, WA 98926
PHONE (509) 962-7506 ■ FAX (509) 962-7682

FOR MORE INFORMATION VISIT THE CDS WEBSITE AT: WWW.CO.KITTITAS.WA.US/CDS

Building Permit Process Instructions

The following items are required prior to building permit submittal:

<input type="checkbox"/>	<p>Adequate Water Supply Determination (AWSD) Approval Kittitas County Public Health (509) 962-7515 www.co.kittitas.wa.us/health/programs/environmental-health/water</p>
<input type="checkbox"/>	<p>Preliminary Site Analysis (PSA) Completed Kittitas County Community Development Services (509) 962-7506 www.co.kittitas.wa.us/cds/building</p>

It is recommended you apply for the following items:

*Please note these are not required to submit a building permit, but required prior to permit issuance

<input type="checkbox"/>	<p>Access Permit Kittitas County Public Works (509) 962-7523 www.co.kittitas.wa.us/public-works/development/access</p>
<input type="checkbox"/>	<p>Septic Permit Kittitas County Public Health (509) 962-7515 www.co.kittitas.wa.us/health/programs/environmental-health/liquid-waste</p>

Building permit submittal:

<input type="checkbox"/>	<p>Building Permit Checklist (see enclosed documents)</p>
<input type="checkbox"/>	<p>Completed Building Permit Application www.co.kittitas.wa.us/cds/building/default</p>

Contractor Registration

1. The State Contractors Registration Act (RCW Chapter 18.27) requires all persons doing any work as a Contractor to obtain a Certificate of Registration from the Washington State department of Labor and Industries.
2. An owner can personally perform the proposed construction or can contract to have the work performed by a Registered Contractor.
3. An owner, if not a registered contractor, can construct improvements on his or her own property provided it is done WITHOUT the intention of selling the improved property.
4. It is unlawful to do any work as a Contractor without a Certificate of Registration. Violation of these requirements is a misdemeanor.

Deposit/ Fees

Deposits are required for every application and are as follows:

• New Residence	\$800.00
• Modular Homes, Accessory Structures	\$300.00
• Residential Alteration/Addition	\$150.00
• Preliminary Site Analysis	\$ 130.00

The balance of permit fees are payable at the time of permit issuance. Approved plans will not be held for more than 180 days from the date plans are stamped approved. Plans held over 180 days will expire and the balance of plan review fees must be paid. **All Deposits are Non-Refundable.**

Construction Drawings

The construction drawings are detailed drawings of the structure you are planning to build. They include both the architectural and structural components. The drawings must be complete and accurate. Two sets are required at the time of application submittal. These working drawings are used to provide detailed information on how you plan to construct your project.

Cautionary Note: Mail order plans may not meet Kittitas County codes or climatic requirements. These plans should be reviewed by someone familiar with Kittitas County requirements and prepare modifications before applying for a building permit. You may find it necessary to seek a professional architect, designer or engineer.

Engineering

Professional Preparation of Plans: Kittitas County shall require a Washington State licensed design professional, licensed under the provisions of RCW 18.08, WAC 308-12 (for Architects) or RCW 18.43 (for Engineers) to stamp, prepare or oversee the preparation of plans and calculations for buildings or structures when ANY of the following criteria are met but is not limited to the following:

- a. A building of any occupancy over 4,000 square feet.
Exception: residential buildings that do not contain more than 4 dwelling units; farm buildings of any size associated with commercial agriculture; buildings such as garages, sheds, barn or shelters for animals and machinery that are used in connection with or auxiliary to farm buildings, or in connection with or accessory to residential buildings of four dwelling units or less.
- b. Buildings containing five or more residential dwelling units.
Exception: buildings less than 4000 square feet.
- c. All log and timber frame structures and log and timber frame structural components. This includes any log or beam style trusses used in stick framed buildings.
- d. All structures located above 70-psf ground snow load that are regulated by the International Residential Code.
- e. All structures located above 50-psf ground snow load that are regulated by the International Building Code

Plans submitted that have been engineered by a licensed architect or engineer must have the engineering **on the plans**. This can be accomplished two ways.

1. The architect or engineer stamps all structural plans and calculations; OR
2. The calculations are prepared and stamped by the architect or engineer. The structural plans have been reviewed by the architect or engineer and he or she supplies a stamped letter stating that all engineering within the calculations are detailed on the plans.

It is highly recommended to call our department prior to starting the engineering for all design criteria.

Residential Submittal Checklist

FOR MORE INFORMATION VISIT THE CDS WEBSITE AT: WWW.CO.KITTITAS.WA.US/CDS

Property Owner:		Day Phone:	
Job Site Address:			
Project Description:	<input type="checkbox"/> New residence <input type="checkbox"/> Addition <input type="checkbox"/> Alteration		

THIS IS NOT A REVIEW: This checklist is used to assure that your permit application includes at least the minimum information needed to submit for a building permit. **APPLICATIONS WILL NOT BE ACCEPTED FOR SUBMITTAL UNTIL ALL OF THE APPLICABLE ITEMS ARE INCLUDED.** The information required is listed below.

Required Submittal Items			Comments
1.	<input type="checkbox"/>	Water Availability Form Approved	
2.	<input type="checkbox"/>	Preliminary Site Analysis Completed	
3.	<input type="checkbox"/>	Zoning Decisions, Flood Permit, Variance, etc. that may apply	
4.	<input type="checkbox"/>	Application Completed and Signed	
5.	<input type="checkbox"/>	Site Plan (see "unified site plan" handout)*	
6.	<input type="checkbox"/>	Foundation Plan*	
7.	<input type="checkbox"/>	Floor Plan (one for each level)*	
8.	<input type="checkbox"/>	Floor Framing Plan (one for each level)*	
9.	<input type="checkbox"/>	I-Joist Layout (one for each level)*	
10.	<input type="checkbox"/>	Typical Cross Section* (from roof to foundation)	
11.	<input type="checkbox"/>	Roof Framing Plan and Truss Sheets*	
12.	<input type="checkbox"/>	Elevation Plans (each side of structure)*	
13.	<input type="checkbox"/>	Energy & Ventilation Compliance Forms* www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx	

*Two (2) complete sets of architectural drawings, engineering and calculations, and other supporting documents such as truss sheets, etc. are required.

Information Provided?		Comments
PLAN REQUIREMENTS		
<input type="checkbox"/>	Plans drawn to ¼" scale on minimum 11" x 17" paper.	
<input type="checkbox"/>	Two (2) sets of plans and all other required information.	
<input type="checkbox"/>	Applicable codes listed on plans.	
<input type="checkbox"/>	Plan drawings and text is legible on substantial paper.	
SITE PLAN		
<input type="checkbox"/>	Drawn to scale. With all lot lines and setbacks shown.	
<input type="checkbox"/>	All new and existing buildings shown and dimensioned.	
<input type="checkbox"/>	Surface water, wetlands, irrigation shown.	
<input type="checkbox"/>	North arrow, address, access driveway(s), main road.	
<input type="checkbox"/>	Septic and well location with setbacks.	
<input type="checkbox"/>	Slopes with topographical contours.	
DESIGN CRITERIA/ ENGINEERING		
<input type="checkbox"/>	Correct design criteria used (snow, wind, soil, etc.)	
<input type="checkbox"/>	Structural engineering required above 70 psf ground snow load for residential structures (50 psf for commercial).	
<input type="checkbox"/>	Structural engineering required due to complexity.	
<input type="checkbox"/>	Lateral engineering only required not prescriptive.	
<input type="checkbox"/>	Engineered plans stamped by engineer.	
<input type="checkbox"/>	Engineering calculations stamped.	
<input type="checkbox"/>	Geotechnical engineering for steep slopes.	

FOUNDATION PLAN		
<input type="checkbox"/>	Dimensioned footings and foundation plan view	
<input type="checkbox"/>	Crawlspace ventilation amount required, size and location	
<input type="checkbox"/>	Independent footings and pier locations, size, spacing, rebar, and connectors	
<input type="checkbox"/>	Retaining walls location and height and engineering if required	
FLOOR PLAN		
<input type="checkbox"/>	All rooms labeled with use. Including unheated, unfinished areas	
<input type="checkbox"/>	Plumbing and mechanical fixtures locations and labeled	
<input type="checkbox"/>	Window and door sizes labeled; identify egress windows and safety glazing	
<input type="checkbox"/>	Smoke detector and carbon monoxide location	
<input type="checkbox"/>	Garage fire separation; walls, ceiling and door(s)	
<input type="checkbox"/>	Summary of square footage for each floor/use; include decks, porches, garage, basement, storage, attic areas	
FLOOR FRAMING PLAN(S)		
<input type="checkbox"/>	Floor joist size, spacing, span, grade, species.	
<input type="checkbox"/>	I-Joist layout sheet and individual joist and beam design reports.	
<input type="checkbox"/>	Supporting beam and header size, spacing, span, grade, species.	

<input type="checkbox"/>	Deck framing, deck ledger, displacement connection detail to house, post restraint detail.	
<input type="checkbox"/>	Hardware, connections, hangers, post base and cap.	
<input type="checkbox"/>	Crawlspace access size and location.	
<input type="checkbox"/>	Blocking for point loads, bearing walls, shearwalls.	
CROSS SECTION		
<input type="checkbox"/>	Footing and foundation dimensions, rebar, depth below grade, wall heights for sloped sites	
<input type="checkbox"/>	Sill plate material, galvanized nails for pressure treated wood	
<input type="checkbox"/>	Anchor bolt sizing and space	
<input type="checkbox"/>	Stud size, spacing, grade, species	
<input type="checkbox"/>	Wall height, interior and exterior wall coverings	
<input type="checkbox"/>	Insulation type and R-value all required locations	
LATERAL WALL BRACING		
<input type="checkbox"/>	Shearwall locations identified.	
<input type="checkbox"/>	Shearwall schedule and construction details	
ROOF FRAMING		
<input type="checkbox"/>	Truss engineering layout and individual truss sheets	
<input type="checkbox"/>	Rafter size, spacing, grade, species, connections	
<input type="checkbox"/>	Ceiling joists and collar ties	
<input type="checkbox"/>	Beam and header size, grade, species, connections	
<input type="checkbox"/>	Roof sheathing thickness and span rating	
<input type="checkbox"/>	Roof venting amount, size, quantity, location	
<input type="checkbox"/>	Roofing material, ice dam protection, roof sheathing.	
ELEVATION PLAN(S)		
<input type="checkbox"/>	Front, rear, sides	
<input type="checkbox"/>	Siding, veneer and roof materials	
<input type="checkbox"/>	Final grade all sides	
<input type="checkbox"/>	Roof pitch	
DETAILS AND OTHER REQUIRED PLAN(S)		
<input type="checkbox"/>	Stairways (rise, run, handrail height, clearances).	
<input type="checkbox"/>	Fireplace construction detail(s).	
<input type="checkbox"/>	Chimney chase construction detail(s).	
<input type="checkbox"/>	Stone veneer attachment detail(s).	
<input type="checkbox"/>	Structural Insulated Panel (SIP) engineering plan(s).	
<input type="checkbox"/>	Timber frame shop drawing(s) engineering and approval.	

REQUIRED PRIOR TO PERMIT ISSUANCE		
<input type="checkbox"/>	Public Works Access Permit approval.	
<input type="checkbox"/>	Septic Permit issued.	

UNIFIED SITE PLAN REQUIREMENTS

FOR MORE INFORMATION VISIT THE CDS WEBSITE AT: WWW.CO.KITTITAS.WA.US/CDS

The site plan or plot plan is a graphical presentation of an entire lot as seen from an aerial view. This site plan will be used by Kittitas County Community Development Services (CDS) to check setbacks and critical areas; used by the department of Public Works to grant access and issue addresses and; used by the Environmental Health Department for septic permits.

The Following List Identifies The Graphical Notes and Text Required On the Site Plan:

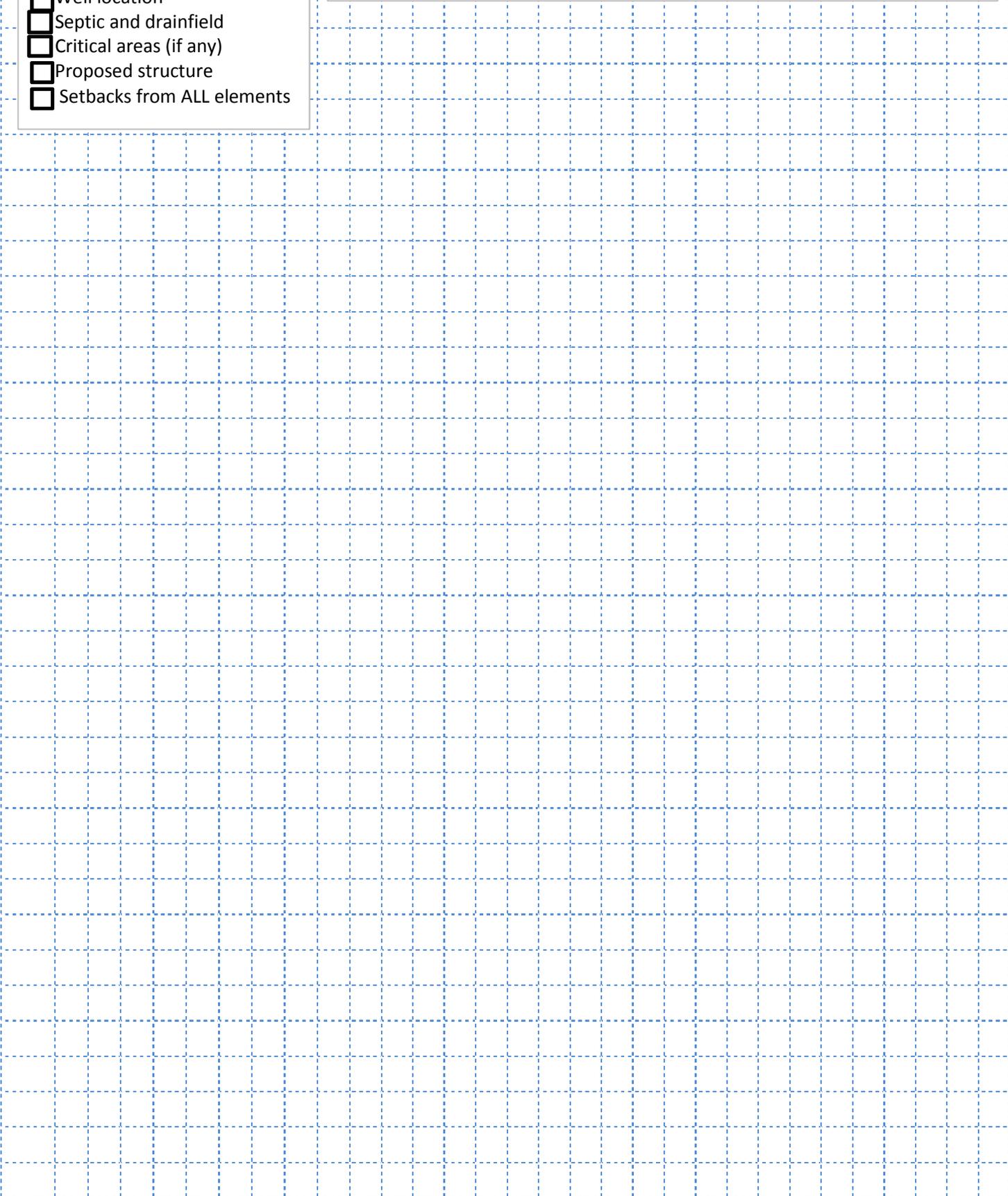
- **Scale** - Scale is required. Minimum scale 1" = 100'. The site plan must give dimensions for the property and show the entire lot without broken property lines. For large parcels, draw a two-page site plan, the first page depicting the entire lot at a convenient scale and the second page depicting an enlargement of the developed area at 1" = 20' scale.
- **Proposed and/or Existing Structure(s) and/or Tank(s) with Dimensions** - Show all existing and proposed buildings, structures, uses and distances to property lines, and other buildings and easements. Structures include all buildings, porches, decks, retaining walls, rockeries, and above ground and underground tanks. Identify existing buildings to remain, those scheduled for demolition, and/or those scheduled for removal.
- **Lot Lines, Setbacks, and Easements with Dimensions** - Show all property lines, building setback lines, applicable plat or short plat restrictions and easements. Documentation of easements(s) may be required.
- **Surface Water** - (Ponds, Streams, Irrigation Laterals, Canals, Ditches, Wetlands, Rivers, Creeks, Ravines, Springs, Lakes, Bogs, Areas of Saturated Ground, Flood Hazard Areas/Boundaries, Erosions Hazard Areas, and Coal Mines) should be indicated on the site plan. Show the name of the body of water (if applicable). Show distances to abutting structures.
- **Location of Existing and/or Proposed Access Point(s)** - This includes streets, access easements, alleys, cul-de-sacs, and joint use driveways. Please mark location of approach with stakes and ribbon. For questions on access contact the Department of Public Works at (509) 962-7523.
- **North Arrow**
- **Septic / Reserve Areas and Well Location** - Show setbacks with respect to the location of the septic tank, drain field and reserve area. These must be identical to the location approved by the Environmental Health Department. Show well location and any encroachments within the well protection area. For questions on septic and well requirements and restrictions contact the Kittitas County Environmental Health Department at (509) 962-7052.
- **Natural Features (Slopes, Gullies, Etc.)** - If any portion of the site slopes at more than 15%, show topographic contours. Maximum contour intervals equal five feet. Show top and toe of all slopes inclined at 33 percent or more and more than ten feet high. Note: These elevations can be approximated unless a proposed property is in a flood hazard area; if so, contact a CDS planner at (509) 962-7506 for further requirements.
- **Adjacent Address** – Show and/or describe the approximate distance and address of the nearest addressed driveway. This may be shown graphically or described on the site plan.
- **Nearest Cross Street** – Show and/or describe the approximate distance to the nearest cross street. This may be shown graphically or described on the site plan.

- Property lines
- Existing structures
- Driveway and access road
- Well location
- Septic and drainfield
- Critical areas (if any)
- Proposed structure
- Setbacks from ALL elements

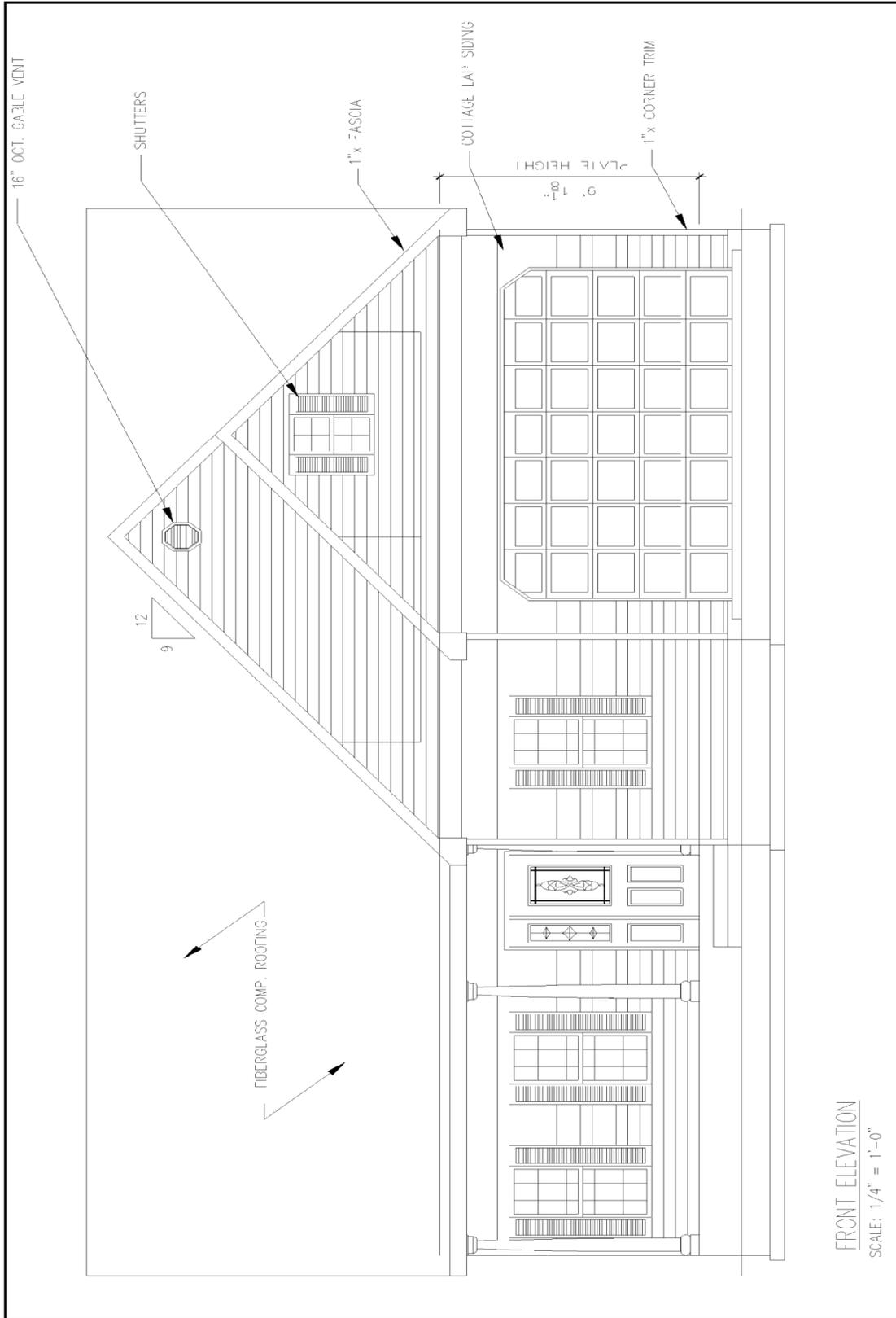
SITE PLAN must be drawn to scale and include the listed elements

Example scales: 1/4 in. box = 10 feet

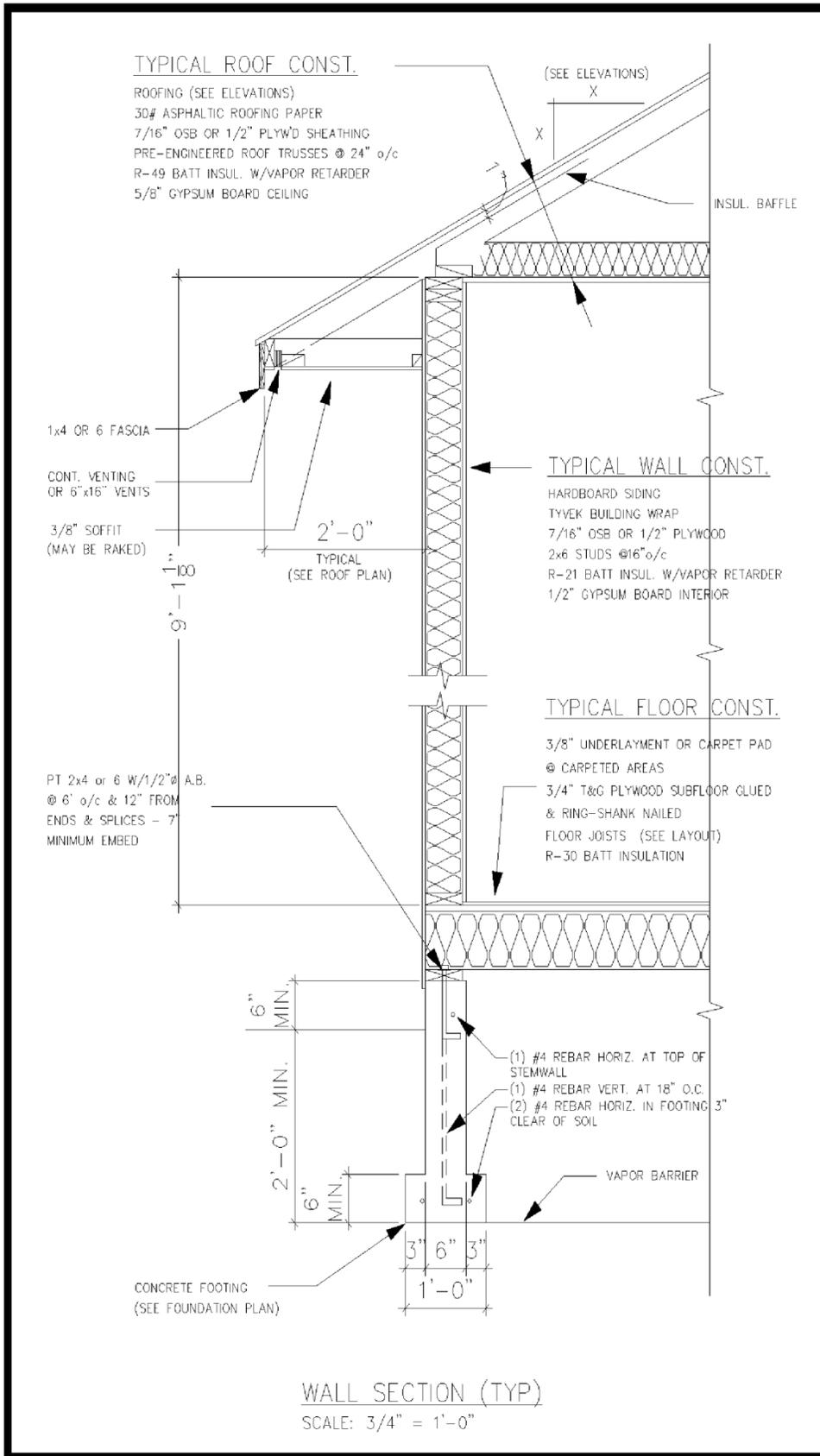
1/4 in. box = 50 feet



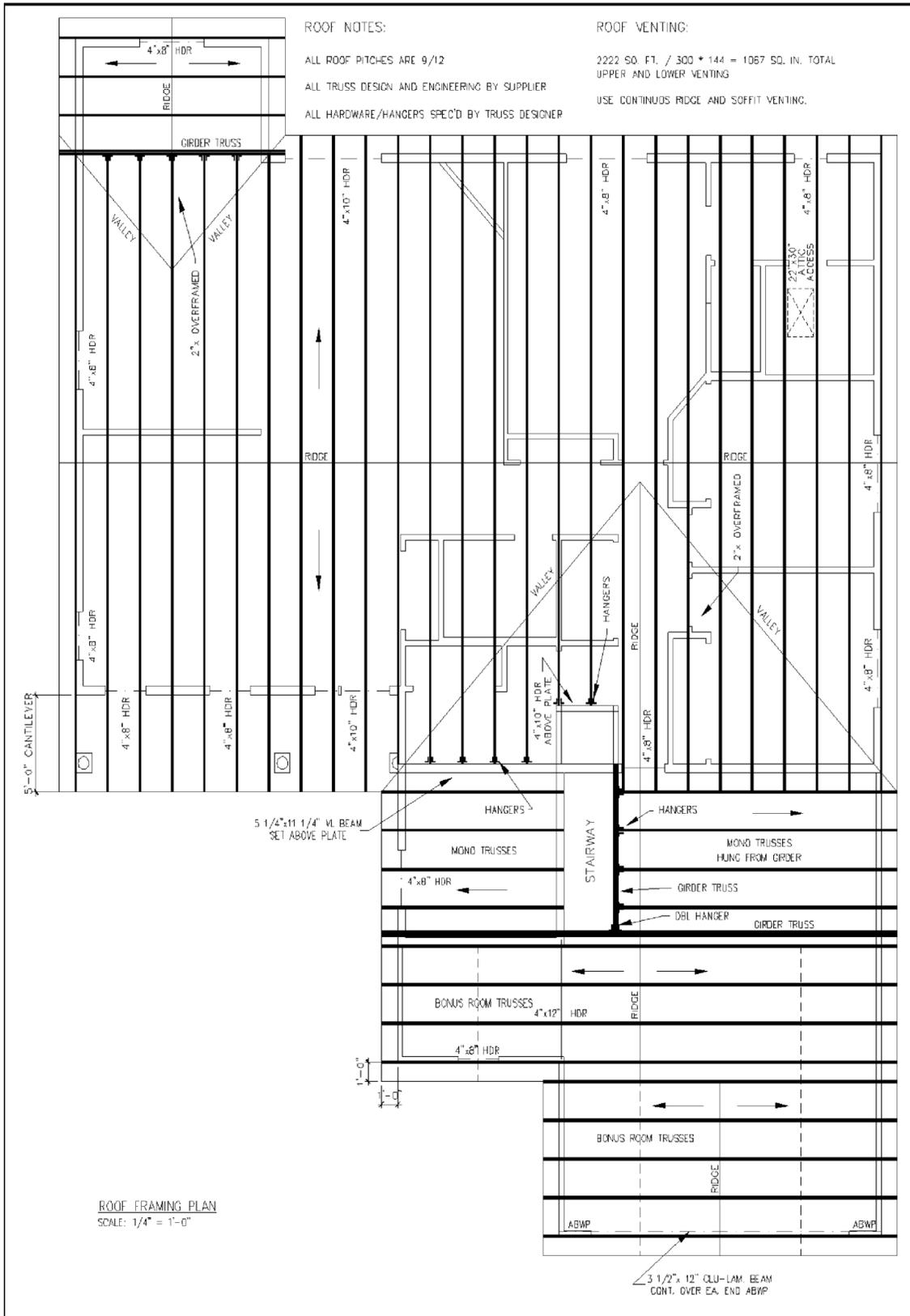
ELEVATION PLAN



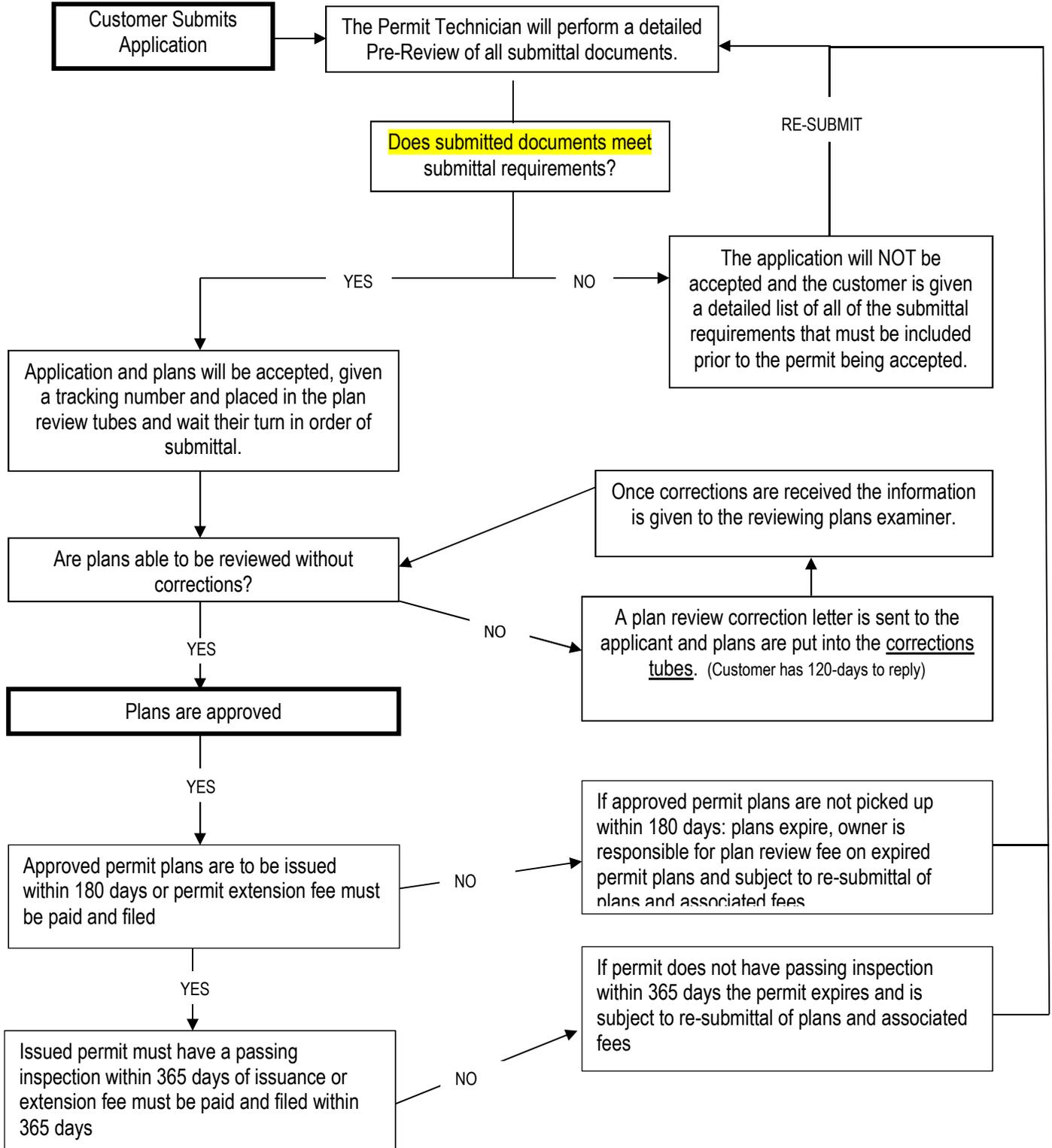
CROSS SECTION PLAN

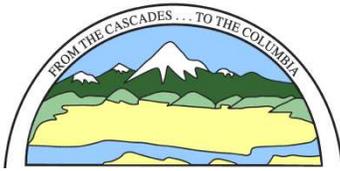


ROOF FRAMING PLAN



What happens after I submit?





KITTITAS COUNTY

COMMUNITY DEVELOPMENT SERVICES

411 NORTH RUBY STREET SUITE #2 ■ ELLENSBURG, WA 98926
 PHONE (509) 962-7506 ■ FAX (509) 962-7682

General Application for Construction

Assessor Map Number:	
(Use http://www.co.kittitas.wa.us/assessor/property.asp if needed) Example 21-12-35000-0021 _____ - _____ - _____ - _____ - _____	
Short Plat/ Subdivision:	Lot #:

Official Use Only:
Permit #:
Date Applied:
Intake:

Site Address:			
Project Description/ Nature of Work:			Square Foot Total:
Specific Use of Structure:			No. of Bedrooms:
Heating System Type & Location:	Heating System Fuel Type:	Fireplace Fuel Type:	Hot Water Location & Fuel:
New Residential Residential Alteration Residential Addition Foundation	New Commercial Commercial Alteration Commercial Addition Tenant Improvement	Multi-Family Demolition Mobile Home Accessory Building	Accessory Building Alteration Agricultural Building Other

PROPERTY OWNER:		Day Phone:
Mailing Address:		
City, State, ZIP:		
E-mail:		Cell Phone:
CONTRACTOR:		Day Phone:
Contact:		
Address, City, State, ZIP:		
E-mail:		Cell Phone:
Contractor License #:		Expiration Date:
ARCHITECT/ ENGINEER/ DESIGNER:		Day Phone:
Contact:		
Address, City, State, ZIP:		
E-mail:		Cell Phone:
Professional License No.:		Expiration Date:

APPLICANT/ AGENT:		Day Phone:
Company (if any):		
Address, City, State, ZIP:		
E-mail:		Cell Phone:

This Section To Be Completed For Construction Permits Only

Pursuant to RCW 19.27.095 (2)(i-ii) The requirements for a fully completed construction application shall include:

- i. The name, address, and phone number of the office of the lender administering the interim construction financing, if any: OR
- ii. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction project.

If for any reason the information requested below is not available at the time of application, the applicant shall provide the information as soon as it can be reasonably be obtained.

<input type="checkbox"/> Lending Agency Name:	Phone:
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Mailing Address:	City:	State:	ZIP:
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I acknowledge by checking this box that this project has no lending agency for construction financing.

<input type="checkbox"/> Bonding Agency Name:	Phone:
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Mailing Address:	City:	State:	ZIP:
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I acknowledge by checking this box that this project has no bonding agency.

If you are the Owner and Acting As Your Own Contractor, please complete the following declaration:

I acknowledge that I am applying for a construction permit through the Kittitas County Community Development Services. I also acknowledge that I am not a licensed contractor, specialty or general, or that I am not acting as a contractor and wish to be exempt from the requirements of the Washington State Contractor's Act, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated. I agree that if I use the assistance of any person(s) to provide labor and/or assistance, I will retain only contractors registered and currently licensed as required under the laws of the State of Washington.

I (print name) _____ certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Owner Signature: _____ Date: _____

1. All permits shall expire by limitation and be declared void if any one of the following apply:
 - a. Work is not started within 365 days of obtaining a permit.
 - b. Work is abandoned for 365 days or more after beginning work.
 - c. An inspection and approval of work completed has not been performed by Kittitas County Community Development Services for 365 days.
2. The building permit card and approved construction plans shall be kept on the site of work until completion of the project.
3. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by code to provide access to and means for inspection of such work. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. Any portion that does not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.
4. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy.
5. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

I hereby acknowledge that I have read this application and certify under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I agree to comply with all current codes, laws, regulations and permit requirements related to this project. I hereby certify that I will pay all fees as required by law, including any applicable review fees if I do not purchase the permit. I further agree to, and hereby grant to Kittitas County Community Development Services and Department of Public Works a right to enter onto the premises as described for this permit application, for the purpose of making such inspections and tests as may be required. By signing this application, the Owner certifies that they are the legal owner of the property. All permit fees are non-refundable.

Owners Signature: (Required)		Authorized Agent Signature:	
Print Name:		Print Name:	
Date:		Date:	