Residential Submittal Requirements

Intake Appointment Required - 425.556.2473 or permittech@redmond.gov

City of Redmond WASHINGTON

THE BUILDING PERMIT DOES NOT INCLUDE ANY MECHANICAL, ELECTRICAL, PLUMBING OR FIRE SPRINKLER/ALARM WORK, BUT SHOULD BE INCLUDED IN THE VALUE OF CONSTRUCTION.

Fees collected at time of application

The following non-refundable fees will be collected at the time of application for all residential projects. Please refer to the Residential Building Permit Fee schedule for additional information.

- Building, Fire, Planning, and Public Works Plan Check Fee
- 3%Technology Surcharge based on total permit cost

Electronic plans, incomplete applications, and applications delivered by courier that do not meet the requirements will not be accepted and will result in the application being deemed incomplete.

City of Redmond Design Requirements IRC Table R301.2 (1)

2009 International Codes with WA State Amendments
2008 National Electric Code
2009 Uniform Plumb. Code
2009 WSEC
Redmond Municipal Code

Ground snow load	15
Wind speed	85
Seismic design	D2
Weathering	Moderate
Frost line Depth	12”
Termite	Slight
Decay	Moderate
Winter design temp	27˚ F
Ice shield required	No
Flood hazard	1999 Firm
Air freezing index	113
Mean annual temp	52˚ F

ELECTRONIC SUBMITTAL REQUIREMENTS & STANDARDS

Electronic Plan Standards

File Naming Standards:

Bolded items noted indicate the naming convention in which the particular submittal must be named. For example, the Site Plan must be named **Site Plan**.

Plan Sheet Standards:

All plans must be drawn to scale, as specifically identified in the checklist, and each sheet shall state the scale.

Acceptable File Types

Plans, calculations, reports and supporting documents must be uploaded as a PDF.

Plan Orientation: All plans must be uploaded in “Landscape” format in the horizontal position.

ELECTRONIC SUBMITTAL REQUIREMENTS

A. Site Plan - Required with all submittals (1”- 10’ scale)
Note: Information on the Supplemental Submittal Requirements must be included on the site plan.

B. General Application & Submittal Checklist

C. Supporting Documentation Geotechnical report (if applicable)

D. Footing Plan - Show location of new footings with section cuts and dimensions, spacing of anchor bolts, location, and type of holddown fasteners to the foundation (per registered design professional, if required), provide information showing change of grade.

E. Deck Framing Plan - Show new deck footprint location at existing house, structural details and attachment to the house, materials used for deck framing. Provide framing details that include solid blocking, joist span, beam span, joist hanger identification, knee brace requirements, post to beam connections, ledger attachment, location of hold-down tension devices (if required) and a stair detail showing rise, run, hand-rails, guardrails and size and spacing for stair stringers (if applicable).

F. Elevations and Details - Provide the height above finish grade for deck floor at each corner and details of all the connections from the foundation walls, pier to post, post to beams and rafters or trusses to walls.

State of Washington's Requirement for Acting as Your Own Contractor

City of Redmond
WASHINGTON

The City of Redmond would like to advise you of the State of Washington's requirements for acting as your own contractor.

As the owner of a structure, whether private residence, office building, or apartment complex, you are allowed to act as your own general contractor as long as the person hired to work for you (such as a subcontractor) is a contractor licensed and bonded by the Department of Labor and Industry of the State of Washington.

Persons hired to install, repair or construct are required by law to apply for their own permit. These requirements are to safeguard the owner from individuals who have no financial responsibilities to honor contracts or to assure work is completed.

A person under your regular employment, such as a maintenance person, does not need to have a contractor's license. A neighbor, relative, or a friend need not be licensed when only assisting you.

A contractor or individual who has offered to perform such work as remodeling, repairs, and additions is incorrect if he informs you that a permit is not required.

Failure to hire licensed contractors to perform work in the trades violates State law and will void your permit.

In hiring an unlicensed subcontractor you assume all risk and liability.

I hereby acknowledge this notification:

A City of Redmond Business License is still required for any contractor or subcontractor that does work within the City limits.

_____
Owner Print Name

_____
Date

_____
Owner Signature

Office Use Only

BPLN: _____ PARCEL #: _____

ADDRESS: _____

Residential Building Application

☐ Deck ☐ Accessory Structure ☐ Remodel ☐ Addition ☐ New ☐ Re-Roof ☐ Garage
☐ Swimming Pool ☐ Manufactured Home ☐ ADU ☐ IRC Townhome # of units_____

City of Redmond WASHINGTON

Office Use Only
DATE:_____
BLDG:_____
ACCEPTED BY:_____

Green Certification Level

Built Green: ☐ 4 star ☐ 5 star

LEED for Homes: ☐ Silver ☐ Gold ☐ Platinum

Value of Construction/KC Assessor Value

*Value of Construction: $ _____

*King County Assessors Improvement Value: $ _____

Site Location

Site address: _____

Tax parcel number: _____

Project name/Tenant: _____

Plat name/Lot number: _____

Property owner: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Lender Information ☐ N/A

Lender name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Applicant Information

Contact Person: _____

Company Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Phone: _____ ☐Business ☐ Home ☐ Mobile

Fax: _____ E-mail: _____

Billing Contact (Same As) ☐Applicant ☐ Owner ☐ Tenant ☐ Design Professional ☐ Contractor

☐ Other (Name) _____ Mailing Address: _____

Phone: _____ E-mail: _____

☐Business ☐ Home ☐ Mobile

Detailed Description of work

_____

_____

_____

General Contractor Information

Company name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

State contractor's license #: _____

Expiration date: _____

City of Redmond business license #: RED _____

E-mail: _____

Designed By ☐ Architect ☐ Engineer ☐ Other

Contact person: _____

Company name: _____

Mailing address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Development Services Center, 15670 NE 85th St, Redmond, WA 98052 425.556.2473

Building Information

Sprinkler System ☐ Yes ☐ No

Basement ☐ Yes ☐ No

Number of stories _____

Low fire flow area ☐ Yes ☐ No

Accessory Dwelling Unit (ADU) ☐ Yes ☐ No

Well[1] ☐ Yes ☐ No

Septic System[1] ☐ Yes ☐ No

[1]King County Health Department **approval** is required for all homes on septic or well systems at time of building permit submittal. For more information contact King County Health at 206.296.4932.

Building Square Footage

	Dwelling	Covered Deck/Porch	Uncovered Deck/Porch	Garage	***TOTAL***	Detached Structure
IRC Townhomes						
Existing						
New or Additional Square Footage						
Removed Square Footage						
TOTAL						
Remodeled Square Footage						

Permit Information

***Value of Construction**: The applicant for a permit shall provide an estimated permit value at time of application. Building permit valuations shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing, equipment and other permanent systems, including materials and labor. (IRC 108.3 Building permit valuations.)

***King County Assessor Value** can be found at http://www5.kingcounty.gov/parcelviewer/viewer/kingcounty/viewer.asp. Search by address or parcel. View the property report, and input the Appraised Improvements (Imps) Value for the current year.

Expiration of Plan Review: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be required in writing and justifiable cause demonstrated. (IRC 105.3.2 Time limitation of application.)

Building Owner or Authorized Agent

I hereby certify that I have read and examined this application and know the same to be true and correct, and I am authorized to apply for this permit.

Print Name: _____ ***Date:*** _____

Signature: _____

Office Use Only

Existing Bldg (Sq Ft) _____	Proposed Bldg (Sq Ft) _____
Additional (Sq Ft) _____	Area of Const (Sq Ft) _____