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 IRC Table R301.2

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, King County Health Approval (if applicable).

☐ **D. The 2009 WSEC Residential Compliance Form.**
www.energy.wsu.edu/BuildingEfficiency/EnergyCode/aspx

☐ **E. Architectural Plans -** If applicable, stamped and signed

- Spacing of anchor bolts, location, and type of holddown fasteners to the foundation.
- Floor joist size, length, spacing, direction, support, connections and blocking.
- Roof, floor, deck joists size, spacing, direction, length, support, connections, blocking, and type of wood.
- Location of exhaust fans, smoke detectors, plumbing fixtures, mechanical equipment and egress windows.
- Typical roof and wall section with all materials, connections, spacing and sizes of members labeled
- Stair detail showing rise, run, headroom, landings, handrail height, spacing and attachment
- Views of each side of the structure which show existing and proposed grades, roof overhangs
- Maximum building height from average grade and maximum site slope.

☐ **F. Structural Calculations**

- Stamped and signed by Washington State Design Professional

☐ **G. Structural Plans** shall include:

- Design load values, minimum design concrete strength, concrete sack mix and reinforcing bar grade.
- Shear wall schedule noting nail spacing, blocking, bolts, top and bottom plate nailing and washers.
- Location of all holddown straps

Note: *A Geotechnical report maybe required due to difficult soils, steep slopes or other specific lot requirements.*

Fire Department Information

If any of the items below are answered YES, Fire Plan Review is required. Please contact 425.556.2246 for additional information or questions.

Structure 6,000 square feet or larger?	☐ YES	☐ NO	Please note that **ALL NEW RESIDENTIAL** homes will require fire sprinklers. Some additions and alterations may require fire sprinklers due to Ordinance 2324.
Emergency vehicle access 10% or greater slope?	☐ YES	☐ NO	
Driveway width less than 12 feet?	☐ YES	☐ NO	
Is any portion of the structure 300 feet or more from hydrant measured along the road surface?	☐ YES	☐ NO	
Driveway length 50 feet or more from the center of the street to the home?	☐ YES	☐ NO	
Is the home located in a City of Redmond low flow water zone?	☐ YES	☐ NO	For questions regarding water meters, and water meter permits contact 425.556.2876
Is this project to repair damage, destruction, or loss to the property? IF yes is the cost of construction 60% or greater than the King County Assessor's Improvement Value?	☐ YES	☐ NO	
If remodeling, or adding square footage, is the cost of construction 100% or greater than the King County Assessor's Improvement Value?	☐ YES	☐ NO	

***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, the Appraised Improvements (Imps) Value for the current year is toward the bottom.

Engineering/Transportation Information

Off-site street improvements may be required for new residential homes and some residential additions/ alterations per Redmond Zoning Code. If any of the items below are answered YES, Off-Site Street Improvements may apply.

Will your proposal increase the gross floor area by 20% or greater?	☐ YES	☐ NO	For further information contact Kurt Seemann @ 425.556.2881 or kseemann@redmond.gov RZC 21.17.010(F)
Will your proposal (including alterations and repairs) exceed 100% of the King County Assessors determination of value of the previously existing structure?	☐ YES	☐ NO	

Side Sewer Information

The City of Redmond is concerned with the potential contamination of the ground and surface water in Redmond. If any of the items below are answered "YES" it is advisable that the side sewer be TV'd and the tape and TV report be turned in with the building permit application. Determine the route and material of the side sewer and look for trees above the line, roots from aggressive trees can create a problem in a side sewer.

The side sewer serving the subject property is concrete pipe **AND** three or more water fixtures are being added.	☐ YES	☐ NO	For questions regarding side sewers contact 425.556.2876. RMC 13.04.150 & RMC13.04.260
The side sewer that serves the subject property connects to the sewer main along the shoreline of Lake Sammamish **AND** three or more water fixtures are being added.	☐ YES	☐ NO	
Building a new single family residence on property after the existing single family residence is demolished.	☐ YES	☐ NO	