



Skamania County

Community Development Department

Building/Fire Marshal ♦ Environmental Health ♦ Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

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BUILDING PERMIT APPLICATION

This form must be completed and submitted with all required documents for the application to be considered complete. Review will not begin on the project until all the requirements below are submitted.

INTAKE CHECKLIST

- **Complete Building Permit Application** including a detailed project description. Must have property owners' signature. *(Required)*

- **Site Plan**; submit a complete site plan, with all requirements of the Site Plan Checklist. *(Required)*

- **Submit ONE (1) set of building plans (11x17 min)** *(Required)*
 - Truss packet/engineering *(if applicable)* **Required at time of application submission*
 - \$500 down payment on the building plan review fee.
 - WA State 2018 Energy Code Worksheet.

- **Proof of water (if applicable);**
 - Public Water System: Provide letter from the water purveyor approving water connection
 - New connection to well: WAV Application required

Note: Proof of potable water is required prior to release of building permits

- **Septic (if applicable);**
 - Existing system: Provide as-built record or recent pump report
 - New Septic Permit: Permit #/Date issued: _____

Note: A septic permit application or as-built report must be on file before or at the time of building permit submittal

- **Addressing (if applicable);** provide county issued physical address OR have submitted addressing permit application.

- **If owner is acting as their own contractor, 'Affidavit for Owners Acting as The Contractor In Lieu Of A Contractor's License' form is *required* to be completed, signed and submitted with application.**

ATTENTION CONTRACTOR'S AND OWNER BUILDER

DETAILS TO LOOK FOR ON YOUR BUILDING PLANS BEFORE SUBMITTAL

GENERAL

- Need to submit ONE (1) set of complete plans.
- Put job address or parcel number and owner name on plans and all related information.
- Submit fully dimensioned plot plan (see typical site plan form for additional information needed).
- Show on plans heat source and location of heat source.
- DESIGN CRITERIA MUST BE SHOWIN ON COVER SHEET OF PLAN SET**

FOUNDATIONS

- Specify concrete strength on plans.
- Provide footings with a minimum depth below finish / natural grade of _____ inches.
- Provide stepped footings as per code.
- Specify foundation grade redwood, foundation grade cedar or approved pressure-treated foundation plates and sills.
- Bolt foundation plates and sills to the foundation with 1/2" dia. X 10" long anchor bolt with nut and washer (washer size must be 2"x2"x3/16") @ 6 ft. o.c.
- Provide under-floor ventilation equal to 1 sq. ft. of net opening for each 150 sq. ft. of under-floor area. Ventilation openings shall be approximately equally distributed on at least two opposite sides.
- Specify at least a 3 1/2" thickness of concrete floor slabs on grade.
- Specify pier sizes and provide foundation sections.
- Provide 18" x 24" under-floor access opening.
- Provide under-floor clearance as specified in code.

FRAMING

- Specify wood species and lumber grade for horizontal and vertical framing lumber.
- Specify panel span rating for plywood sub-floor and roof sheeting.
- Specify the grade and thickness of particleboard roof and sub-floor sheeting.
- Provide wall bracing which is required at corners and 25" on center.
- Provide approved fireblocking in walls as specified in code.
- Provide approved draftstopping in the concealed space between the ceiling and floor above as specified in code.
- Show double top plates at top of stud walls.
- Specify size of headers for openings over 4" – 0" wide.
- Provide 22" x 30" (30" x 30") minimum scuttle to attic. (Mechanical Code)
- Specify floor joists spans.
- Specify ceiling joist spans.
- Specify roof rafter spans.
- Floor joists shall be supported laterally at the ends and at each support by solid blocking.
- Roof trusses shall be supported laterally at points of bearing by solid blocking.
- Purlins and struts shall be supported by bearing walls.
- Provide rafter ties where ceiling joists and rafters are not parallel.
- Provide double joists under parallel bearing partitions.
- Provide a structural section which shows typical framing conditions for this project.

LIGHT, VENTILATION AND ROOMS DIMENSIONS

- provide exterior glazed openings for natural light (openable exterior openings for the natural ventilation) in the following rooms as specified in the code.
- Where mechanical ventilation is used on rooms containing a shower or tub and in laundry rooms provide five air changes per hour directly to the outside as recirculating fans are allowed only for rooms with a lavatory or water closet.
- Provide a 7' 6" (7' 0") minimum ceiling height in habitable rooms.
- Minimum room sizes 70 sq. ft. with 7-foot minimum width; one 120 sq. ft. room required.
- Eaves over required openings providing light and ventilation not to project closer than 30" to property line, also shall meet Planning Department setbacks.

GARAGE

- Openings are not allowed from garages into rooms used for sleeping purposes.
- Finish garage side of walls and ceiling adjacent to or under dwelling with materials approved for one-hour fire resistance.
- Tight-fitting 1-3/8" solid wood or 20-minute rated door for opening between garage and dwelling.
- Show garage framing. Wing wall detail.
- Show size of header over garage door opening.
- Garage door into SFR must be self closing and self latching.

EXIST AND SMOKE DETECTORS

- Doors: Exterior doors must have landings not more than 7 3/4" lower than floor level and the door may not swing over landing.
- Stairways: Min. rise 4", Max rise 7 3/4", min. run 10", max. variance in riser-height 3/8", min. headroom 6' 8".
- Provide a graspable handrail for stairways on at least one side. Return ends of handrails or terminate in a newel post. Handrails shall not be less than 34" nor more than 38" above the nosing of treads.

- All sleeping rooms must have escape or rescue windows, shall have a minimum net clear openable area of 5.7 square feet (0.53m). The minimum net clear openable height dimension shall be 24 inches (610 mm). The minimum net clear openable width dimension shall be 20 inches (508 mm). When windows are provided as a means of escape or rescue, they shall have the bottom of the clear opening not greater than 44 inches above the floor.
- In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of the room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.
- Provide 36" min. high guardrails on balconies, porches, and landings more than 30" above grade, with railing such that a 4" sphere cannot pass through.

WEATHER PROTECTION

- Provide an approved weather-protective barrier for yurt.
- Specify an approved flashing for exterior openings for yurt.
- Waterproof balconies, landings, exterior stairways and similar surfaces exposed to the weather and sealed underneath.
- Provide complete details for construction of fireplace and chimney, if applicable.
- Post approved numbers or address on the dwelling. Address shall be plainly visible and legible from the street or road fronting the dwelling.
- Provide every dwelling with approved heating facilities.
- Show water heater location.
- Show how water heater and furnace will be provided with combustible air.
- Safety glazing provided



SKAMANIA COUNTY

AFFIDAVIT FOR OWNERS ACTING AS THE CONTRACTOR IN LIEU OF A CONTRACTOR'S LICENSE

ABOUT CONTRACTOR LICENSING EXEMPTION

[RCW 18.27.140](#) aims to provide protection to the public from unreliable, fraudulent, financially irresponsible, or incompetent contractors
[RCW 18.27.010](#) provides the definition of a contractor.

Permits are issued to a licensed contractor unless issued to a property owner in accordance with [RCW 18.27.090](#) exemptions. The purpose of this affidavit is to document conformance to the state requirements.

I am applying for the property owner exemption under the following conditions:

Must comply with all items below:

I swear under penalty of perjury that:

I understand that state law requires construction to be done by a licensed contractor unless I qualify for an exemption.

I am not acting as a contractor on the property that I have owned for less than 12 months, for the purpose of selling, demolishing, or leasing.

The proposed construction work is **NOT** being done with the intention or for the purpose of selling the improved property within **12 MONTHS** of completion of said work.

Skamania County employees will not design, make recommendations, list out all code requirements, or perform work to meet code compliance.

I agree to schedule the applicable inspections for my project so that the required inspections can be performed. I also understand I am responsible for resolving any failure to meet code requirements that may be found through inspections.

I agree as the property owner I will make sure I have the skills to act as my own general contractor, and the expertise required to coordinate the work of both rough-in and finish trades.

I agree that I am legally and financially responsible for proposed construction activity.

I will comply with all applicable laws, ordinances, building codes, and zoning regulations.

I am responsible for verifying whether the contractor is properly licensed with the State of Washington and obtains all required "work" permits for all disciplines.

I agree as the property owner that I may be waiving certain rights that I might otherwise have under state law with Labor and Industries in any decision to engage an unregistered contractor to perform construction work.

I agree that I may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person or their employees while working on my property. I am willfully acting as an owner-contractor and am aware that my homeowner's insurance may not provide coverage for those injuries.

I understand that a building permit obtained by the property owner who falsifies information to obtain an exemption provided under **RCW 18.27.090** will be forfeited and I may be subject to civil and criminal penalties.

ACKNOWLEDGEMENT: I HAVE READ THE ENTIRETY OF THIS DOCUMENT AND CERTIFY THAT I UNDERSTAND, AGREE TO THE CONDITIONS, AND WISH TO PURCHASE A BUILDING PERMIT UNDER THE CONDITIONS DESCRIBED ABOVE.

Owner Name (Print)

Owner Signature

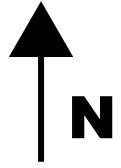
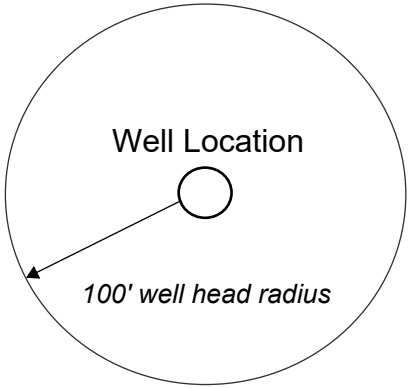
Date

PERMIT # _____

Site Plan Checklist

<input type="checkbox"/>	North arrow	<input type="checkbox"/>	Property address
<input type="checkbox"/>	Tax parcel number(s) for all affected parcels	<input type="checkbox"/>	Site plan scale (ex: 1"=50')
<input type="checkbox"/>	Name of applicant and property owner (if different)	<input type="checkbox"/>	Location, depth, and extent of all clearing, grading & filling
<input type="checkbox"/>	Boundaries, lines showing the dimensions, and size of subject parcel(s)	<input type="checkbox"/>	Location and dimensions of any dedicated easements on or adjacent to the property
<input type="checkbox"/>	Location of all existing and proposed structures, including dimensions and distances from property lines, other structures, and critical areas (measurement is from the eve of the structure).	<input type="checkbox"/>	Location of existing on-site septic system components, including tanks, drain fields (include dimensions for primary and reserve), pretreatment units and their distance to structures and property lines
<input type="checkbox"/>	Show general topography of the property and direction of natural drainage, significant terrain features or landforms (ex: top/toe of slope, rock outcroppings).	<input type="checkbox"/>	Location of all proposed wells and the 100' wellhead protection area radius for each
		<input type="checkbox"/>	Show all existing and proposed underground or above ground storage tanks.
<input type="checkbox"/>	Clearly identify and label the location and names of all existing and proposed roads, on or bordering the property. Show all proposed and existing driveways, trails, and parking areas on the parcel.	<input type="checkbox"/>	Any critical areas designated under the County's Critical Areas Ordinance, if known, located on or adjacent to the property (ex: landslides, wetlands, water bodies, watercourses, or possible flood zones)
<input type="checkbox"/>	Location of all wells or drinking water sources and their well head protection areas within 100 feet of the property lines (if known)	<input type="checkbox"/>	Any additional information which the applicant feels will assist in evaluating the proposal (ex: maps, drawings, photos, and plans.

TYPICAL SITE PLAN EXAMPLE



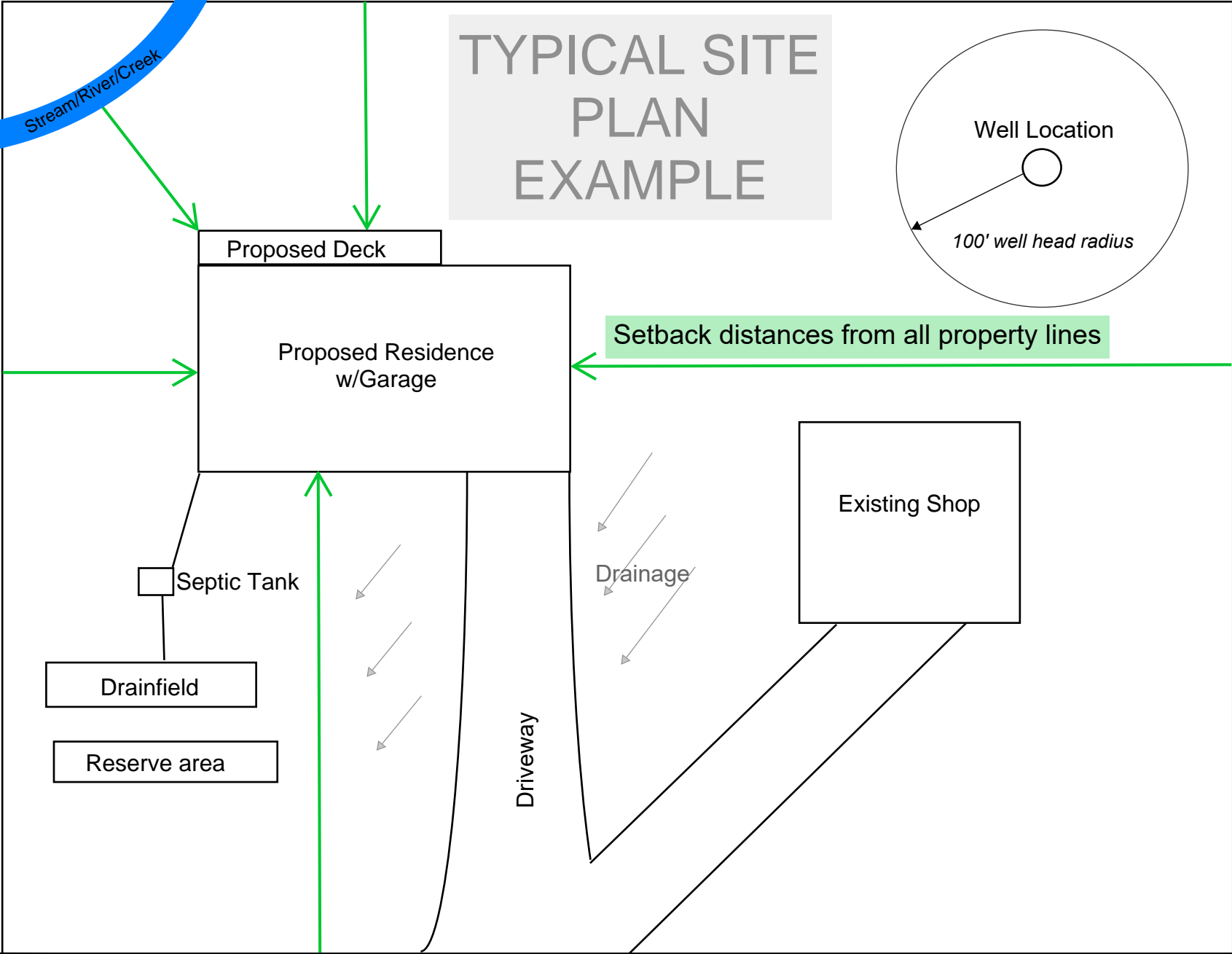
List the name of property owner(s) & parcel number or property address

Include the location & dimensions of any dedicated easements on or adjacent to property

Show any bodies of water on or near your property and list the setback distance from the closest part of your new structure.

Site plan must be legible.

See attached checklist for full list of requirements



Setback distances from all property lines

ROAD NAME

SKAMANIA COUNTY

MINIMUM DESIGN CRITERIA REQUIREMENTS

SEISMIC ZONE – D1

REQUIRED ROOF SNOW LOAD:

50# psf. live load OR 70# psf live load, depending on location

REQUIRED GROUND SNOW LOAD:

72# psf. OR 100# psf, depending on location

WIND LOAD:

135 mph at three (3) second gusts, (exposure B or C to be determined by your engineer)

FROST DEPTH:

Single story 12”

Two story 18”

2018 IBC, IRC, IMC, IPC, IFC

SETBACKS:

Are administrated by the Department of Planning and Community Development. The Building Department may have additional setback requirements.

NATIONAL SCENIC AREA:

Is administrated by the Department of Planning and Community Development.

2018 WASHINGTON STATE ENERGY CODE:

<http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx#EnergyCodeWorksheets>