



BUILDING PLAN COVERSHEET REQUIREMENTS

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COVERSHEET – ADD THESE ITEMS TO COVERSHEET TEMPLATE

I. SITE ADDRESS: every permit submittal is to have the project site address provided on the coversheet.

II. TYPICAL INFORMATION REQUIRED FOR ALL RESIDENTIAL APPLICATIONS.

- FOR ELECTRICAL PERMITS AND INSPECTIONS, CONTACT THE DEPARTMENT OF LABOR & INDUSTRIES OFFICE: (425) 990-1400
- ANY DEVIATION IN CONSTRUCTION FROM APPROVED PLANS REQUIRES PRIOR REVIEW AND APPROVAL FROM THE CITY OF SAMMAMISH

ENERGY & VENTILATION REQUIREMENTS	
CODE YEAR: _____	
R- 30 FLOORS	U-0.30 FENESTRATION
R- 21 WALLS	U-0.50 SKYLIGHTS
R- 49/38 CEILING (flat/vaulted or raised heel truss R402.2.1)	
Max. furnace size: _____ BTU/HR	
WSEC R406 Energy eff. credit #: & descript. _____	

WHOLE HOUSE VENTILATION:	
VENTILATION fresh air option: _____	

Continuous ____ or Intermittent ____ Run-time % _____	
Run time hours: _____ hr/ 4 hr cycle	
Min. whole house fan cfm _____	
Duct size (smooth/flex): _____	

- WINDOW & GLASS DOOR GUARDS: are required on operable windows when the exterior sill height exceeds 72 inches above grade and the interior sill height is less than 24 inches above the finished floor.
- GLAZING IDENTIFICATION: labels are to remain on all glazing until the insulation inspection.
- SMOKE ALARMS are to be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, on each additional story of the dwelling, including basements and habitable attics. Alarms shall receive their primary power from the building wiring with battery back-up. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected and comply with household fire warning equipment provisions of NFPA 72.
- CARBON MONOXIDE ALARMS are required on each floor and outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

- NOTICE: Under floor framing inspection is required prior to floor sheathing installation.
- Exterior & interior shear-wall nailing inspection is required prior to cover.
- Roof-sheathing nailing inspection is required prior to cover.
- RAIN DRAIN LEADERS AND FOOTING DRAINS shall be tight lined to an approved point of disposal and inspected prior to cover.
- APPROVED ADDRESSES: shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall be a minimum of 4 (four) inches high and contrast to the surface on which they are attached. Larger numbers may be necessary to assure visibility.
- THE CONTRACTOR SHALL VERIFY THE PROPERTY LINES AND SETBACKS for the placement of the structure authorized by the permit. All property lines shall be identified and string lines provided at time of inspection.
- GABLE ENDS: sheath all gable-end trusses with 7/16" OSB or 1/2" CDX sheathing (full height) and provide an approved method of attachment for shear-flow from bottom chords of trusses to double top plates. (Typical)
- TRUSS ENGINEERING REQUIRED AT FRAMING INSPECTION.
- PROVIDE TWO SEISMIC BRACES/STRAPS AT WATER HEATER TO STRUCTURAL MEMBERS & AN APPROVED/LISTED THERMAL EXPANSION TANK.
- ALL BUILT UP STUDS SHALL BE STITCH NAILED WITH 16D NAILS PER EDGE NAILING SPACING OF SHEAR WALL SCHEDULE UNLESS OTHERWISE SPECIFIED BY THE ENGINEER OF RECORD.
- PROVIDE VERTICAL REBAR hooked and tied into place a minimum of 48" o.c. This is to include the reinforcement specified within the plans. (TYPICAL)
- SITE RETAINING WALLS AND / OR ROCKERIES MUST BE PERMITTED UNDER A SEPARATE PERMIT under SMC 16.20.200 paragraph 1 and (2) (d) and (e): in areas of flood hazard and City land use critical areas including but not limited to steep slopes, wetland buffers and shoreline designated areas; when the wall supports a surcharge, and/or exceeds 4 feet in height.
- INSPECTOR SHALL MAKE ANY FIELD MODIFICATIONS DEEMED NECESSARY IN ORDER TO MEET MINIMUM BUILDING CODE REQUIREMENTS.
- FIRE SPRINKLERS ___ ARE REQUIRED ___ ARE NOT REQUIRED

THE OWNER IS RESPONSIBLE FOR ALL ERRORS AND OMISSIONS.
THE CITY OF SAMMAMISH ASSUMES NO LIABILITY
FOR ERRORS OR OMISSIONS (16.20 SMC)

APPROVED TO CONSTRUCT
PER 19.27 RCW, 16.05 SMC AND 16.20 SMC
SUBJECT TO FIELD INSPECTION AND CORRECTION

BY: _____ DATE: _____
CITY OF SAMMAMISH – BUILDING DIVISION

[Place this near the
right hand title strip]

III. PERMIT SPECIAL CONDITIONS TO BE ADDED TO COVERSHEET.

Add list of **Special Conditions** to Cover Sheet. Special Conditions are typically identified in our initial correction letter for each plan. In lieu of adding these to your plans, leave a blank area of about 3"x4" and we will add the conditions to the cover sheet. These may include:

- Geotechnical Special Inspection(s) are required.
- Epoxy set bolts: special inspection of preparation & installation of.
- Height Survey is required prior to installation of roof sheathing.
- Welding special inspection is required.
- Special inspections per IBC Chapter 17.