



COMPLETE IRC SUBMITTAL

CITY OF PULLMAN PROTECTIVE INSPECTIONS

WHAT IS NEEDED FOR A COMPLETE IRC SUBMITTAL?

1. Building Permit Application

2. Water/Sewer Service Application

3. Two Site Plans showing:

- a. Lot dimensions;
- b. Location of any existing building(s);
- c. Location of new building(s) or structure(s) on the lot;
- d. Rough grading indicating cuts and fills and location of erosion control devices;
- e. Location of any retaining walls;
- f. Stormwater BMP's.

4. Two sets of Building Plans consisting of:

- a. Plan sheets drawn to a minimum scale of $\frac{1}{4}'' = 1$ foot on pages no smaller than 11" x 17" and no larger than 24" x 36".
- b. Architectural sheets:
 - i. Floor Plan showing:
 1. All floors and basement
 2. Room dimensions
 3. Proposed room use
 4. Stairway illumination and switching
 5. Window location and size
 6. Egress windows location and size
 7. Safety glass location and size
 8. Doors
 9. Smoke detectors
 10. Carbon Monoxide detectors
 11. Cabinets, appliances
 12. Garage/house separation
 13. Attic access

14. Crawl space access

ii. Building elevations showing all sides of the building.

iii. Mechanical plan showing the location of:

1. Furnace/ air conditioner
2. Fans
3. Plumbing fixtures
4. Wood or gas stoves/ fireplaces
5. Any gas appliances
6. Type of heating system
7. BTUs of fuel-burning appliances
8. Efficiency rating of fuel-burning appliances
9. CFM of all exhaust systems and associated fresh air source
10. Combustion air source

iv. Energy code compliance block from WSEC 2009, (reference: www.energy.wsu.edu):

1. Prescriptive Approach:

- a. Square footage of vertical and overhead glazing
- b. U-value of each window and skylight
- c. Insulation R-value
- d. Credit/debit (WSEC Chapter 9)

2. Component Performance: same information as item number 1 with supporting documentation from www.energy.wsu.edu.

3. System analysis

a. Supporting Document

b. Structural sheets showing the following:

i. Foundation details:

- Depth of footings
- Width of footings
- Height of walls
- Width of walls
- Size of footing pads
- Depth of footing pads
- Reinforcing schedules
- Hold-down size
- Hold-down location
- Stair tread and rails/guards
- Ceiling Height
- Crawl space vent size and location

ii. Framing details indicating location, size, spacing, type, species of joists, studs, headers,

beams and posts with connection details.

iii. Roof framing details indicating location, size, spacing, type and species of rafters. If trusses are used, provide a truss layout plan showing the location of all trusses.

1. Brace wall panel details including location and type (prescriptive, alternate or continuous) of brace wall panels

OR

2. Location of engineered shear wall and drag struts.

iv. Sections showing a typical wall section including:

1. Footing
2. Foundation wall heights and width
3. Crawl space height
4. Foundation plates
5. Foundation bolts
6. Number of floors
7. Wall framing
8. Insulation
9. Sheathing
10. Siding
11. Attic Ventilation
12. Roof framing
13. Roof sheathing
14. Ice barrier
15. Roofing

5. Engineering:

a. Calculations showing the assumptions and method used to design engineered building elements.

b. Truss sheets showing the end reactions of the trusses.

c. Engineered products layout sheets (i.e., I-joist plans for roof or floor systems).