

Proposed Rule – Amendment
Date:

Approved By: Burhan Mok

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

RULE 3110	<u>USE OF REGISTERED BASIC PLANS</u>
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LEGISLATIVE HISTORY: Supercedes POL-3110 on June 27, 1989 and cancels POL-3111-June 27, 1989, repromulgated as a rule pursuant to SCC 30.82 Rulemaking.

SEE ALSO: International Building Code (IBC)/International Residential Code (IRC)

SCC APPLICABILITY: 30.86.400(6) SCC

PURPOSE: This rule applies to the acceptance and approval of building permit applications, processed under a Registered Basic Plan (RBP), that are authorized under Snohomish County Code (SCC) Section 30.86.400(6) Plan review fees for successive construction and Reference Note (3) "Procedures for approval of basic plans for successive construction shall be established by the Director."

1. Utilization of the RBP Process shall be limited to builders and companies licensed as general contractors in Washington State.
2. The contractor who has possession of the approved RBP is the only entity that shall be permitted to obtain associated building permits.
3. RBP's shall not be used on property located within a Flood Hazard Area.
4. Use of RBPs may be restricted on sites with geological hazards.
5. All RBP's must be established under the current IBC/IRC adopted by Snohomish County, and are valid for the duration of the adopted codes.
6. Fees – The following fees shall be applied
 - Full plan review fee plus a \$200 RBP set-up fee is required.
7. Structural Plans – One set of structural plans. Lateral and gravity calculations are required on all RBPs. These shall be provided by a WA State licensed engineer or architect. The plans should include the following:
 - One floor plan and one framing plan for each floor. All required details, schedules and plan mark-ups from the engineer.
 - Laterally supported foundation walls to the current IBC/IRC.
 - Minimum 4 ft. tall foundation wall design.
 - 4 ft. tall pony wall detail that shows how any required holdowns will be tied through an intervening pony wall to shear walls above (if site conditions require a pony wall greater than 4 ft., additional engineered detail will be required).
 - Detail for attic ventilation for use at the 5 ft. setback per current edition of the IRC
 - Detail for encroachment of architectural features into 5 ft. setback per current edition of the IRC
 - All requested options (see List of Options below).
 - Simple mirror image plan sheets (foundation, floor and roof framing, shear walls and holdowns) for builders who want the option to build structures in the mirror image of the original approved plans.

- Structural Calculations: One set of stamped and signed calculations. These should include all design criteria (wind speed, exposure, seismic zone, etc.), loading values (live, dead, snow, etc.), and applicable IBC edition, ASCE edition, and any other reference material including design lumber values.
 - WSEC: One set of current Washington State Energy Code compliance forms or code-accepted alternative
 - Letter of authorization for use as a RBP from all WA State licensed architects and engineers that provide structural design work.
8. Options allowed at original submittal:
- A 9 foot high pony wall design;
 - Tall foundation wall design;
 - Garage bays (2-car/3 car);
 - (2) Roof systems if no header/beam changes required;
 - Cantilevered floor areas not to exceed a total of 50 square feet;
 - Bay windows (in lieu of door or window, no header or shear wall change or additional floor area);
 - Foundation options (crawlspac with post and beam, crawlspac with framed walls, slab on grade);
 - Floor systems (2 joist system options, solid sawn or manufactured I-joists);
 - (2) Fireplace locations;
 - Maximum 3 front entry or porch designs that do not change main building structural elements;
 - (2) Optional deck locations;
 - (2) Optional deck sizes if all structural elements remain the same.
9. Field changes that may be allowed by Inspectors at their discretion:
- Different beam options with no change in load path with engineer's approval;
 - Moving/adding up to two (2) windows and affected shear walls with engineer's approval;
 - Moving/adding interior non-bearing walls.
 - **All other changes will require an addition/remodel permit or a new RBP and will require additional plans, fees, and processing times.**
10. Changes to RBP's that require a new RBP and new full plan review, include but are not limited to:
- Increasing the footprint;
 - Cantilevered additions exceeding 50 square feet;
 - Roof systems that change any support below the top plate;
 - Same plan, but builder changes engineers;
 - Adding a room to an upper floor within an existing roof system or finishing an unfinished basement;
 - Greater snow load design;
 - Garage front/side entry;
 - Additional options not included at original submittal;
 - Transferring a RBP to another applicant or business entity.
10. Issuance of permits using established RBP's are subject to the following conditions:
- Submission of a completed building permit application including a copy of the site plan and any other applicable forms or information (i.e. sanitation clearance forms, access permit application, SEPA checklist, drainage plan, etc.);
 - Issuance of the individual permit on an individual lot will depend upon other approvals and development reviews, i.e., sanitation, SEPA, drainage, etc.;
 - Fees are calculated in the same manner as other building permits, except that the plan check fee is reduced to 20% of the permit fee;
 - Job copy of approved plans must be on site during inspections.