



## SAN JUAN COUNTY COMMUNITY DEVELOPMENT & PLANNING

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### CONSTRUCTION DRAWINGS

Plans and specifications must be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to all relevant laws, ordinances, rules and regulations.

Except for Single-Family Dwellings and Garages, building plans shall indicate how required structural and fire-resistive integrity will be maintained where penetrations will be made for conduits, pipes and similar systems.

Residential structures, garages, barns, and Accessory Occupancies, may be designed to the prescriptive construction details and methods for light wood frame construction as described in 2006 International Residential Code. However, in the case of unusual shape, size or weight, split- levels, or when the building is not provided with prescriptive braced wall panels, the building is considered to be of unusual shape or size, and is required to be designed by a Washington State licensed engineer or architect.

Any construction utilizing non-prescriptive methods must be engineered. These include post and pier foundations and pole, log, panelized, concrete, steel, or light- frame structures of unusual shape or size. The design and engineering must be appropriate to the site conditions. The engineer of record must re-calculate engineering if plans are revised.

All engineering must include calculations with references to the particular construction item, name, and location on plans. Engineering requirements must be transferred to the construction drawings and structural drawings must be signed and wet stamped by a Washington State licensed Engineer or Architect. The rule of the State Board of Registration for Professional Engineers and Land Surveyors is that "Engineers...shall not affix their signature and seal to any engineering...nor to any plan or document not prepared under their direct supervision."

Structural calculations will be accepted from Washington State Licensed Architects provided:

- 1) The calculations are related to the design of a single-family dwelling or appurtenant structure prepared, in its entirety, by the same architect.
- 2) The structural calculations and plans are stamped and signed by the architect. (Original signature required on at least one plan set and calculations.)

**For additional information concerning residential construction requirements, please refer to the 2006 "International Residential Code" and the 2006 "Uniform Plumbing Code" as adopted and amended by the State of Washington**

#### **INSTRUCTIONS FOR DRAWING CONSTRUCTION PLANS**

The following pages show an example of minimum requirements for construction plans of a non-engineered house. Failure to provide sufficient detail may cause delays in our ability to issue a building permit. All drawings shall conform to the following requirements.

**Sheet size** – Preferred sizes are 11"x17", 18"x24", 24"x36", or 30"x42". An 8½"x11" plan is acceptable only if all information can be shown at a legible and reproducible scale.

**Note:** The numbers in parentheses, e.g., (1), correspond to the numbers on the attached sample construction drawings.

**(1) Title Block** - Locate the following information on the right hand or bottom margin of all sheets:

- Owner's Name
- Date
- Owner's Address
- Site Address
- Page Number
- Name, Address & Phone Number of person preparing drawings
- Tax Parcel Number
- Lot Description
- Drawing Title
- Drawing Scale
- Revision Date & Number

**(2) Scale** – All construction drawings shall be of a consistent and industry standard scale. Construction drawings are required to be at a scale of ¼" = 1'. Smaller scales should only be used for very large structures, and then a larger scale drawing should also be submitted to provide greater detail. Detail drawings should be at a minimum scale of ½" = 1'.

**(3) North Arrow** - Include on floor plan, foundation plan, and any other plan view drawings.

**(4) Drawing Title** – In addition to labeling the drawing in the Title Block, label each drawing on the page.

**ADDITIONAL INSTRUCTIONS, SPECIFIC TO THE TYPE OF CONSTRUCTION DRAWING, HAVE BEEN PROVIDED ON EACH OF THE FOLLOWING SHEETS.**

**IF ENGINEERING IS NECESSARY, ADDITIONAL CONSTRUCTION METHODS REQUIRED BY THE ENGINEER (OR ARCHITECT) MUST BE DETAILED IN THE PLANS.**