



Thurston County Development Services

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Phone: (360) 786-5490; TDD: 711 or 1-800-833-6388
FAX (360) 754-2939

Website: <https://www.co.thurston.wa.us/permitting/index.htm>

2/9/2021

TC Figure 1 Construction Drawings

The International Residential Code requires that construction drawings, specifications and other information along with a permit application be submitted in order to obtain a building permit.

This information must be clear enough to indicate the location, nature and extent of the proposed work, show in detail that it will conform to the provisions of the code. Draw it like you will build it.

Every new home is a unique project. A simple single-story residence built using standard construction techniques and materials will require less in the way of drawings and specifications than a complex, multistory home or a project using cutting-edge building technology.

This document is a guide to identify the fundamental building construction drawings you will need to provide to obtain a building permit. The list of drawing requirements presented here should be sufficient to show proposed construction materials and methods for a small to medium sized home. If you have a question regarding submittal requirements for your specific project, please contact a plans examiner at (360)754-3355 x7289.

In addition to providing construction drawings at the time of application, you will need to indicate how your new home will comply with the requirements of the Washington State Energy Code. Please see the following links for more information.

Washington State University link to support for the residential energy codes
<http://www.energy.wsu.edu/buildingefficiency/energycode.aspx>

For assistance and updates:

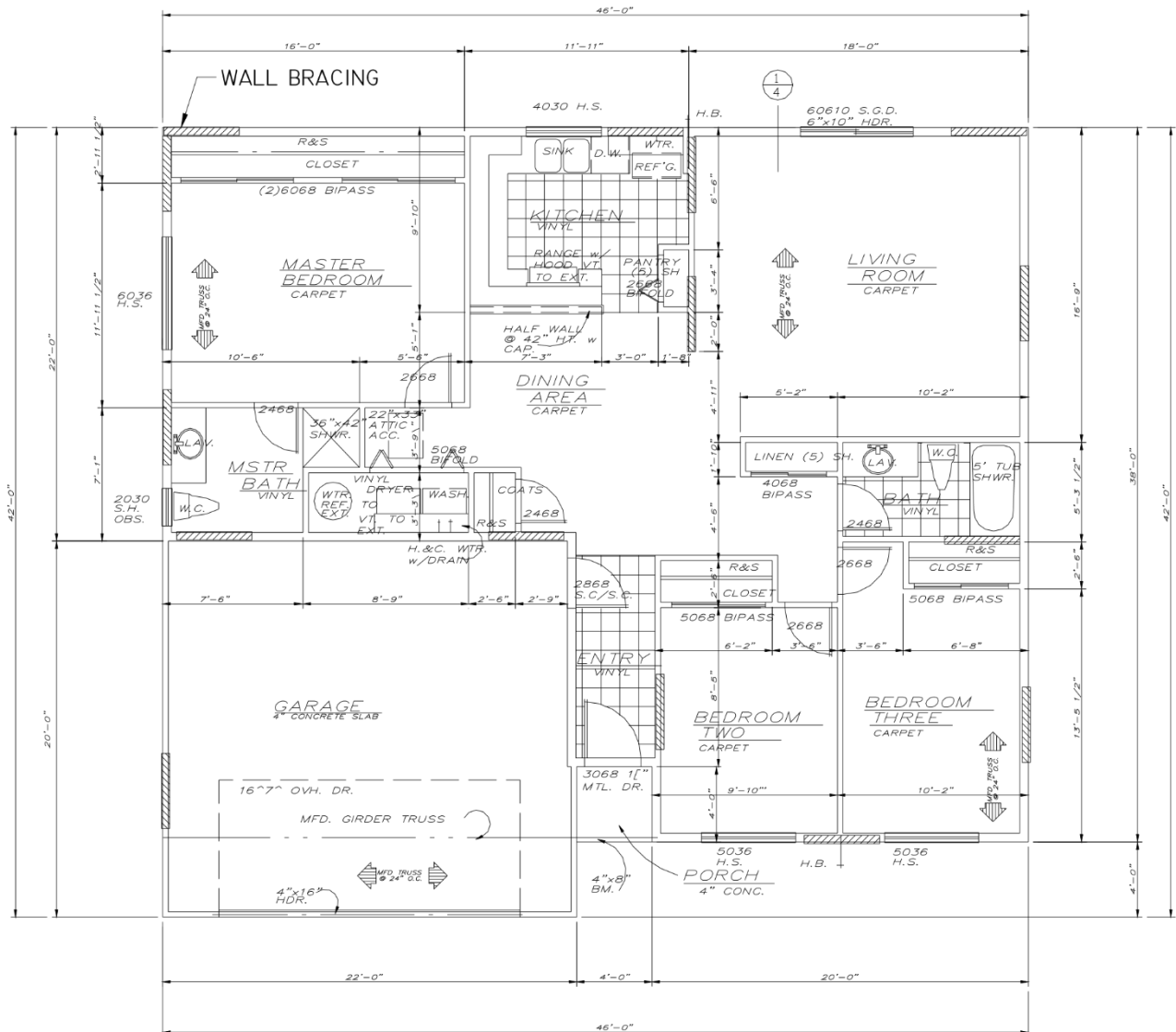
- Email energycode@energy.wsu.edu
- Call the WSEC Residential Code Hotline at 360-956-2042
- Join the distribution list at energycode@energy.wsu.edu

Training Link to Webinars on the energy code compliance and duct testing
<http://www.energy.wsu.edu/EventsTrainings.aspx#EnergyCode>

FLOOR PLAN

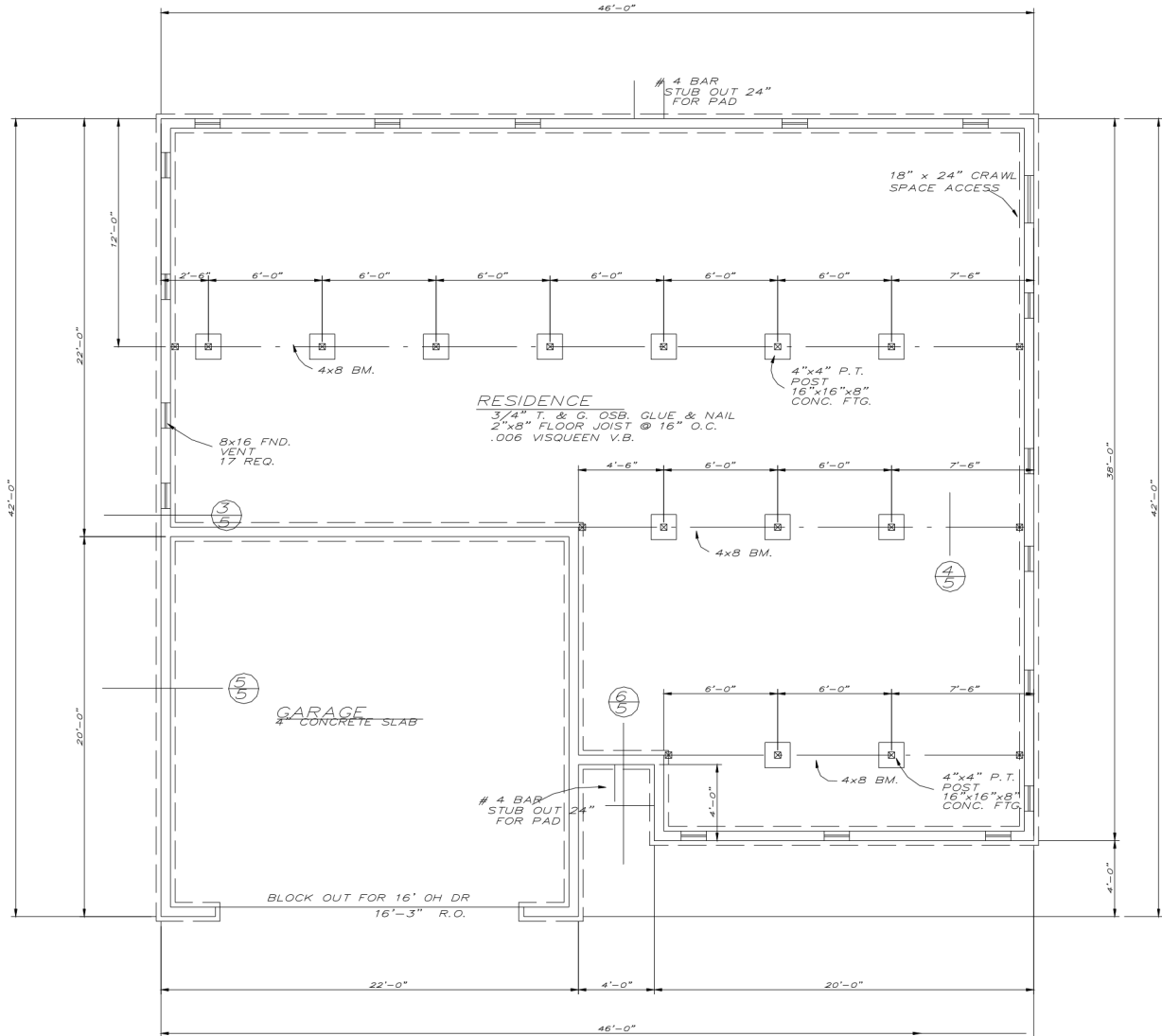
Note: Callouts shown are only examples of how information can be provided and should not be considered complete

- PLAN DRAWN TO SCALE (1/4" = 1'-0" OR 1/8" = 1'-0", TYPICAL)
- DIMENSIONED LAYOUT INDICATING OVERALL SIZES AND ROOM SIZES.
- USES OF ALL ROOMS CALLED OUT ON PLAN. LOCATION OF ANY VAULTED AREA.
- LOCATION OF IRC PRESCRIBED BRACING PANELS OR PROVIDE LATERAL DESIGN.
- LOCATION OF PLUMBING FIXTURES, HVAC, FIREPLACES AND WOODSTOVES.
- LOCATION, ROUGH OPENING (RO) DIMENSIONS, TYPE, AND U-VALUE OF ALL GLAZING.
- TOTAL AREA (RO) OF GLAZING IN PROJECTION.
- LOCATION OF ATTIC ACCESS.
- LOCATION, DIMENSIONS (RO), TYPE, AND DIRECTION OF SWING FOR ALL DOORS.
- SIZE, DIRECTION, AND ON CENTER SPACING OF FRAMING MEMBERS.
- LOCATION AND SIZE OF ANY STRUCTURAL BEAMS OR HEADERS.
- STAIRWAY INFORMATION (RISE AND RUN, COMMON TREAD WIDTH, HANDRAIL AND HEIGHT).
- LOCATION AND SIZE (CFM) OF VENTILATION FANS.
- CALL OUT WHOLE-HOUSE VENTILATION SYSTEM TYPE AND COMPONENTS.
- LOCATION AND DIMENSIONS OF REQUIRED EGRESS FACILITIES, INCLUDING LANDINGS AT DOORS.
- LAYOUT AND FRAMING PLANS FOR DECKS AND PORCHES (INCLUDE WOOD TYPES).
- LOCATION OF SMOKE ALARMS/HEAT DETECTORS(GARAGE)/ CARBON MONOXIDE



FOUNDATION PLAN

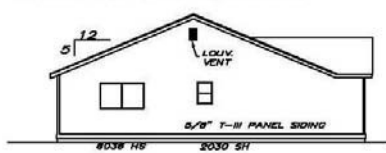
- Plan drawn to scale (1/4" = 1'-0" or 1/8" = 1'-0", typical)
- Location and dimensions of footings and piers, walls and slabs. Location, dimensions, and total number of foundation vents. location and dimension of crawl space access.
- Location and dimension of floor beams and posts.
- Size, direction and on center spacing of floor framing members. Construction details/sketches as needed.



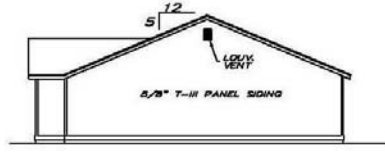
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EXTERIOR ELEVATIONS

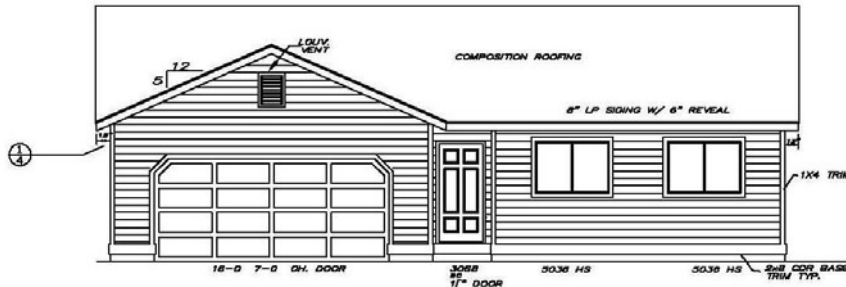
- VIEWS DRAWN TO SCALE (1/4" = 1'-0" OR 1/8" = 1'-0", TYPICAL)
- EXTERIOR FINISH MATERIALS IDENTIFIED: ROOFING, SIDING, TRIMS, MASONRY VENEER.
- ROOF PITCH INDICATED (x/12, TYPICAL)
- LOCATION AND TOTAL NUMBER OF ROOF VENTS (OR VENT CALCULATIONS PROVIDED).
- LOCATION OF ALL WINDOWS, DOORS, SKYLIGHTS AND CHIMNEYS.
- DEPTH OF ROOF OVERHANG.



LEFT SIDE ELEVATION



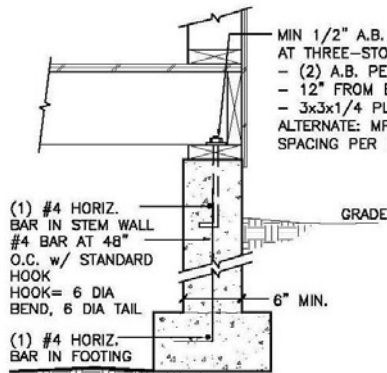
RIGHT SIDE ELEVATION



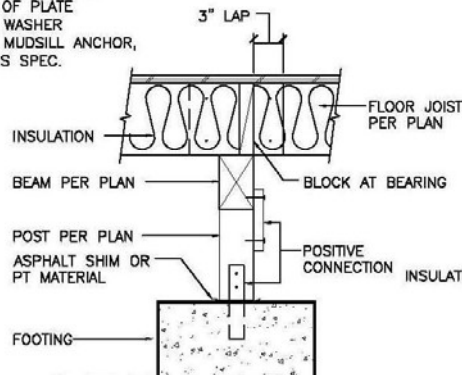
FRONT ELEVATION

SECTIONS AND DETAILS

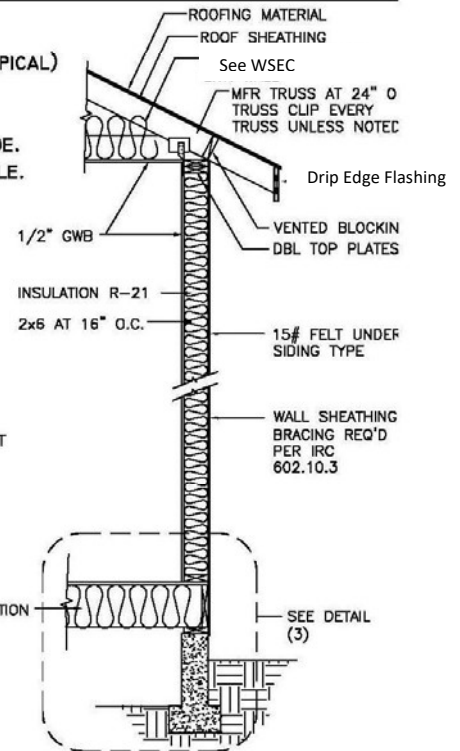
- DETAILS DRAWN TO SCALE (1/2" = 1'-0", 1" = 1'-0" OR 1/2" = 1'-0", TYPICAL)
- IDENTIFY MATERIALS AND FINISHES.
- CALL OUT FRAMING MEMBER TYPES AND SIZES.
- CALL OUT HEIGHT OF CRAWLSPACE, FLOOR, CEILING AND ADJACENT GRADE.
- CALL OUT FOOTING AND FOUNDATION SIZES AND REINFORCEMENT SCHEDULE.
- CALL OUT INSULATION TYPE AND R-VALUE.
- CALL OUT STRUCTURAL CONNECTION AND FASTENERS.



EXT. FTG (3)



INT. BEARING (4)



TYP. WALL SECTION (1)

FLOOR AND ROOF FRAMING PLANS

- PLANS DRAWN TO SCALE (1/4" = 1'-0" OR 1/8" = 1'-0", TYPICAL)
- SIZE, DIRECTION AND ON CENTER SPACING OF ALL FRAMINGS (JOISTS, GIRDERS, ETC).