



CITY OF BLACK DIAMOND

Community Development Dept.

24301 Roberts Drive / PO Box 599
Black Diamond, WA 98010
(360) 851-4447

COMMERCIAL & MULTI-FAMILY SUBMITTAL CHECKLIST

ABOUT COMMERCIAL & MULTI-FAMILY PERMITS:

Please refer to the International Building Code (IBC), Black Diamond Municipal Code (BDMC), and Black Diamond Engineering Design and Construction Standards. IMC, IEBC, IFGC, IFC, UPC, WSEC – Commercial

NOTE: Sign, fire sprinkler, tree removal, irrigation, and swimming pool permits must be obtained separately from the City. Electrical permits must be obtained from the State Department of Labor and Industries. Prior to opening for business, a City business license must be obtained. Separate submittals required on each permitted structure. Each permitted structure is assigned its own permit number.

REVIEW PROCESS:

This checklist has been designed to provide a brief overview of the City's submittal requirements for all written documentation. Please note that permit applications missing one or more of the items listed are considered incomplete and may delay the permit review process.

SPECIFIC REQUIREMENTS FOR PLANS & DRAWINGS:

The following is a detailed description of the format and the items required to appear on the drawing set.

1. Title blocks must appear on each sheet and must include:
 - a. Project Name
 - b. Street address
 - c. Address and 10-digit phone number of firm primarily responsible for drawing
 - d. Revision block
 - e. Drawing title and drawing number on each drawing
 - f. Architect or engineer's stamp
2. Scale:
 - a. Drawing scale shall be indicated using a bar-scale symbol for plan reduction integrity. The symbol must appear on all sheets.
 - b. Unless the site size dictates a different scale, site drawings are to be in an engineer's scale and should be at a scale of 1" = 20' or 1" = 30'. Architectural floor plans are preferred to be 1/8" = 1' or 1/4" = 1' scale.
 - c. All site drawings (architectural, civil, etc.) shall be of a consistent scale.
3. North arrow – All site drawings and site related drawings (i.e., vicinity map, detail enlargements, etc.) shall include a north arrow.
4. Plans must be wet stamped and signed by an architect or engineer registered in Washington State.
5. A Design Professional in responsible charge, (DPRC) or (DPR) may be required in the submitted project.

Code References

Zoning and Procedures

Title 18 BDMC

2018 IBC

2018 IFC

2018 IRC

2018 UPC

2016 NFPA 13

2016 NFPA 13R

2016 NFPA 72

Resources

Building Division

Permit Center

Permit Status

Submittal

Email to:

permits@blackdiamondwa.gov

City of Black Diamond

24301 Roberts Drive

PO Box 599

Black Diamond, WA 98010

www.blackdiamondwa.gov



SUBMITTAL REQUIREMENTS

1. ☐ Completed, signed Master Application Form
2. ☐ Traffic Concurrency Reservation Certificate
3. ☐ Legal Description
4. ☐ Copy of Water Certificate
5. ☐ Copy of Sewer Certificate
6. ☐ Septic system approval and as-built, if required
7. ☐ Structural stamped calculations (Structural plans and details created by an engineer shall be stamp)
8. ☐ Geotechnical Drainage Report (In most cases a coal mine hazard report may be required depending on project location)
9. ☐ Completed Water Service Connection Form (attached)
10. ☐ Completed Sewer Service Connection Form
11. ☐ Easements shown on drawings with recording number.
12. ☐ Energy Code Compliance (non-residential) forms and calculations
13. ☐ Letter and/or stamped plans of approval from King County Health Department for any of the following types of buildings: food service, schools, hospitals, nursing homes, public/semi-public pools and/or spas.
14. ☐ Architectural Project Specifications or Project Manual
15. ☐ Plans and Drawings (see description of requirements on next page)
 - a. Cover Sheet
 - b. Temporary Erosion Control Plan
 - c. Architectural Sections and Details
 - d. Architectural Site Plan
 - e. Reflected Ceiling Plan
 - f. Stair Section
 - g. Structural Foundation Plan
 - h. Roof Framing Plan(s) Trussed Roof: Requires truss designers stamp on Truss specs.
 - i. Mechanical and Plumbing Plans
 - j. Floor Plans
 - k. Elevations
 - l. Foundation Plans
 - m. Fire Protection Plan
 - n. Door, Window, Finish Schedules
 - o. Structural Framing Plan
 - p. Structural Notes and Details
 - q. Landscape Plan
 - r. Approved Civil Plans, if these plans have not been approved by submittal, they must be approved prior to building permit approval.



DESCRIPTION OR SUBMITTAL DRAWINGS:

Please note that the drawing descriptions which follow are not an inflexible set of conditions; the drawing titles and the information described under the titles are presented in a fashion consistent with standard practice in the industry. However, the information described under the drawing titles is a minimum requirement for building permit submittal. The logical arrangement of the required information is left up to the applicant.

1. Cover Sheet

- a. Site area in square feet and acres
- b. Site data summary:
 - i. Number of dwelling units (if applicable)
 - ii. Total building footprint
 - iii. Total site area
 - iv. Percentage of impervious surface (building footprint, walks, decks, driveways, parking)
 - v. Building height from average finished grade
 - vi. Total parking: number of standard-compact-handicap
 - vii. Required parking lot landscape info: total parking lot area and area of parking lot landscape
- c. Building Code data:
 - i. Type of construction (list if sprinkled or non-sprinkled)
 - ii. Fire sprinkler type
 - iii. Occupancy group(s)
 - iv. Occupant loads
 - v. Number of stories
 - vi. Building height
 - vii. Allowable floor area
 - viii. Proposed floor area
 - ix. Mixed use ratios

2. Architectural Site Plan

- a. Property lines: Show site plan to show all structures nearby to include proposed/new retaining walls. Dimensions are to be scaled. Show direction and dimensions. Please indicate point of beginning.
- b. Adjacent right-of-way: Locate and label the existing centerline, curb, sidewalk, and all proposed surface hardware. Distances to right-of-way centerline must be indicated.
- c. Streets and alleys: Show location, name or number of all streets and alleys adjacent to the site. Show any off-site easements or private streets that provide access from the site to a public road.
- d. Easements: Show the location for all existing and proposed easements, including utility, open space, drainage, native growth protection, access easements, etc. Accurately dimension the easement; provide recording numbers. Show all Tracts.
- e. Existing and proposed structure: Show location, overall dimensions and use of all existing and proposed buildings and structures on the site. Clearly indicate demolitions and additions.
- f. For housing, indicate number of bedrooms per unit.
- g. Indicate compact, full size, and handicapped parking spaces. Show dimensions of all garages and indicate proposed tandem parking spaces. Indicate signage for compact and handicapped spaces. Indicate bike racks and loading spaces with striping, and signage for loading spaces.
- h. Pedestrian circulation: Show the layout of all internal walkways and connection to public sidewalks, trails and/or right-of-ways. Show the accessible route of travel from the building to handicap parking stalls and the public way. Indicate the slope at each change of grade and provide details and enlargement of pedestrian areas, including handicapped ramps and landings.
- i. Indicate all plazas, patios, courtyards and play areas.



- j. Indicate location of mailboxes, utility vaults, hydrants, fire department connection, post indicator valves, electrical equipment pads, flagpoles, all exposed HVAC equipment, and traffic signs.
 - k. Parking and circulation: Locate and dimension all entry drives. Show the proposed layout including parking stall angle, bay, and aisle width, and provide typical dimensions for stall width and length to the wheel stop. Locate and dimension on-site loading areas.
 - l. Walls, rockeries, and fences: indicate location, length, height, and top and toe at a 1' change in elevation. Provide section and elevation details for new construction.
 - m. Spot and topography elevations: Show surface elevation at 5' max contours and at each corner of the site. For sites with slopes greater than 10%, show existing and proposed contours at 2' intervals. Indicate portions of sites with slopes greater than 15%. Locate temporary and permanent benchmarks.
 - n. Indicate dumpster or trash enclosures, including location, enclosure materials, internal dimensions, gate hinges, mechanism to lock gates in an open position, internal bumpers, and grade of site.
 - o. Indicate setback measurements from:
 - i. property line to the building
 - ii. the architectural feature closest to the property line on each side of the building; this includes gutters.
3. Foundation Plans:
- a. Foundation wall: show shape, all dimensions including maximum wall height(s) and all connections. Provide foundation sections at various points around foundation system.
 - b. Crawl spaces: if crawl space is included, show location and size of all vents, hold-down location, access size and location.
 - c. Other spaces: show and label space integral with foundation (i.e., basement, garage, storage areas).
 - d. Foundation vent size: locations and calculations.
4. Typical Floor Plans:
- a. Indicate square footage for each floor, garage, and deck.
 - b. Floor layout: show arrangement of walls; note proposed use and dimensions of all areas; show stairs, corridors, elevators, restrooms, and ramps.
 - c. Windows and doors: show location and dimensions of windows, doors, and skylights.
 - d. Fixture locations: show location of exit signs, handicapped signs, fire extinguishers, fans, vents, smoke detectors, plumbing fixtures, mechanical equipment, etc.
 - e. Show location of all vertical or horizontal occupancy separations and/or area separation walls.
 - f. Indicate handicapped access to the building and all spaces required by the International Building Code and ICC/ANSI 117.3. Include dimensions, details, and notes for door clearances, maneuvering and clear floor spaces, ramp slopes and construction, hardware type and heights of all accessory features (i.e., plumbing fixtures, telephones, service counters, directional signs, etc.). Provide elevation drawings for the restrooms, grab bars, dispensers, etc.
5. Architectural Cross Sections and Details
- a. Show typical wall assemblies and ratings; call out material types and thicknesses. Call out approval agency for rated assemblies.
 - b. Show typical floor assemblies and ratings; call out material types and thicknesses. Call out approval agency for rated assemblies (i.e., UL test number for particular 1-hour wall).
 - c. Show protection for all penetrations (mechanical, plumbing, electrical, communication) of assemblies per the current IBC. Show all shaft construction.
 - d. Call out all door and window ratings and closure equipment. Indicate window classification for Energy Code compliance.
 - e. Show all vertical or horizontal occupancy separations and/or area separation wall assemblies. Indicate UL test number or similar.
 - f. Show all details for compliance with the Handicapped Code.



- g. Show section and details of dumpster enclosure.
- 6. Elevations
 - a. Show elevations of each side; provide finished floor level for each floor; show proposed grades; show maximum building height; show maximum site slope.
 - b. Roof: show roof overhang and chimney clearances from roof. Indicate pitch of roof, or minimum slope to drain. Show mechanical equipment and its screening.
 - c. Note class of roofing material.
 - d. Openings: show doors, windows, skylights, and any type of openable vents in windows.
 - e. Decks: indicate height of guardrails and spacing of intermediate railing.
 - f. Note all ramps, signs, etc., for compliance with the Handicapped Code.
 - g. Show highest and lowest points of all awnings, windows, doors, and archways.
 - h. Rooftop equipment and screening.
- 7. Roof Plan
 - a. Roof slope: Indicate hips, valleys, gables and ridge.
 - b. Indicate method of roof venting. Show details and calculations for area vented.
 - c. Indicate roof drains and overflow drains. Show details.
 - d. Show rooftop equipment and screening. Provide details showing equipment-to-curb and curb-to roof connections.
- 8. Stair Section
 - a. Show a section of the stairs. Include: rise, run, handrail height, handrail extensions, grasp dimensions, distance between rails, fire blocking, minimum head room and landing size.
- 9. Door, Window, and Finish Schedule
 - a. Show door size, rating, and hardware.
 - b. Show flame spread of finishes per the current IBC.
 - c. Show window size, opening size and direction.
 - d. Note all hardware that is required to comply with the Accessibility Code Requirements.
- 10. Structural Foundation Plan
 - a. Accurately locate all columns, footings, and grade beams. Indicate size and reinforcing of all members.
 - b. Provide column connection detail. Indicate any framing anchors, wells, anchor bolts, grout, etc.
 - c. Floor system: show floor system structural size, spacing direction, support, connections, blocking, etc.
- 11. Roof, Floor and Deck Framing Plans
 - a. Roof, floor, and deck structural system: show size, spacing, direction, support, connections, blocking, etc.
 - b. Bearing walls: show all bearing walls and/or columns beam support to footing.
 - c. Show mechanical equipment location and design for its dead load.
 - d. Show storm water drainage system for roof.
- 12. Structural Cross Sections and Details
 - a. Show typical wall section with all materials labeled, size and spacing of all members; include all dimensions, height, insulation, sheathing, connections, siding, etc.
 - b. Show all lateral engineering details that specifically show complete load path through nailing for top plate, bottom plate, roof sheathing to wall cantilevered floors, roof edge nailing, and interior shear walls. All details must be referenced (bubbled) on plan at all appropriate locations. Also include details and locations of hold down straps/anchors.
 - c. Show typical roof section with all materials labeled, size and spacing of all members; include all dimensions, venting, insulation, connections, sheathing, type of roofing, slope of roof. Show scupper, overflow, and downspout details. Note that many of these details are typically included in architectural detailing and need not be duplicated in structural drawings.
 - d. Show typical foundation section with all materials labeled, size and spacing of all members, all dimensions; include wall thickness, rebar size and spacing, rebar clearance, footing depth below grade, clearance



between grade and sill plate, maximum wall height, connections, anchor bolt size and spacing, connection between floor diaphragm and foundations, slab thickness, and drainage for foundation retaining wall.

13. Structural Notes

- a. Specify all design load values, including dead, live, snow, wind, lateral retaining wall pressures and soil bearing values.
- b. Specify minimum design concrete strength, concrete sack mix, and reinforcing bar grade (special inspections may be required).
- c. Specify the grade and species of all framing lumber.
- d. Specify the combination symbol (strength) of all GLU-Lam beams.
- e. Specify metal connectors, including joist hangers, clips, post caps, post bases, etc.

14. Lateral (Seismic) and Gravity Design

- a. Provide lateral Wind and Seismic calculation comparison.
- b. Provide complete lateral calculation analysis for controlling wind or seismic load.
- c. Provide details showing complete load path transfer at roof perimeter, interior shear walls, cantilevered floors, off set shear walls, and ceiling diaphragm to shear walls (if used).
- d. Provide shear wall schedule noting nail spacing, blocking, bolts, top and bottom plate nailing.
- e. Locate hold down straps on foundation plan.
- f. Provide hold down details for various conditions.
- g. All structural calculations for gravity and lateral design must include a key plan or similar way of identifying beams, headers, girder trusses and shear walls noted in the calculations with those indicated on plan. Plans submitted that do not identify and coordinate this information with calculations will be considered insufficient and not accepted for permit submittal. (Plans & calculations shall be stamped)

15. Reflected Ceiling Plans

- a. Show locations of suspended ceilings.
- b. Show schematic of light switching in accordance with energy code.
- c. Show details of suspended ceiling support system.
- d. Provide design and details for suspended ceiling or it is to be installed per ASTM C635 and C636.

16. Energy Code Data:

- a. Show R values of all insulation in appropriate places on architectural sections.
- b. Provide an energy code design summary on the plans and include insulation R values, glazing class of windows and skylights, percentage of total glazing in floor area, and type of heating system and its efficiency rating.
- c. If a U value analysis is done, provide a design summary on the plans and include type of heating system and its efficiency rating, R values of insulation, U values of all windows, skylights, wall assemblies, floor assemblies and roof assemblies. Provide detailed calculations.
- d. On the reflected ceiling plan, provide a fixture schedule showing the type, number, and maximum wattage of each fixture. Automatic lighting controls must be shown and specified on the plan set.
- e. The mechanical equipment schedules must specify all economizers and the energy efficiency ratings of all motors and heating and cooling equipment.

17. Exterior Lighting Plan

- a. Show all exterior building, site, and parking area lighting on plan. For any wall mounted fixtures, provide elevations. If site is sloped or has any significant topographical conditions not apparent in plan view, provide appropriate sections and elevations.
- b. Lighting schedule: fixture type, manufacturer's name, model number, lamp type (source and wattage), number of lamps per fixture and fixture image (image can be a cut sheet or included on drawing). Alternately, provide fixture cut sheets marked with type designation corresponding to drawings, model number, lamp information and all accessories and options circled for each fixture type.



- c. All fixtures must be designed to prevent light spillage to adjacent properties. Provide info on shields or other equipment to achieve this.
- 18. Mechanical and Plumbing Plans
 - a. Plumbing and mechanical plans require separate permit submittals.
- 19. Other information or forms
 - a. Special studies, as identified, must be completed, and signed.

Additional documents may be required if deemed necessary by the Community Development Director. If you have any questions regarding your application submittal, please contact a permit technician at (360) 886-4567.