Building Guide
CITY OF OLYMPIA PERMITTING SERVICES

Single Family Residential Addition

How to Use this Guide
Provide two sets of plans, drawn to scale and complete the following (hint: use graph paper with ¼" squares. Example: ¼" = 1’):

1. **Complete this Building Guide** by filling in the blanks on page two and indicating which construction details will be used, and the R value of insulation used.

2. **Provide 2 Plot Plans** showing dimensions of your project or addition and its relationship to existing buildings or structures on the property. Show all easements and the distance to existing property lines drawn to scale.

3. **Provide 2 Floorplans.**
   Drawn to scale. See example on page 4.

4. **Fill out a Building Permit Application.**
The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

   Smoke alarms and carbon monoxide alarms are required.
Single Family Residential Addition

2x__ rafters spaced __" O.C. or
Manufactured Trusses spaced __" O.C.
(example: 2 x 12 rafters spaced 24" O.C.)

Sheathing
(example: ⅛" exterior plywood)

Minimum 1x__ ridge board
(example: 1 x 12)

Roof covering
(example: Class A 3 tab shingles

12 pitch

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

Building Section

Note: Attic ventilation and access may be required.

Provide roof tie downs
Solid 2x blocking between rafters that are 2x12 or greater

Note: Pre-engineered roof trusses with truss clips may be used in lieu of roof structure shown.

Diagonal wind bracing or braced wall panels @ corners and each 25' of wall.

Note: Pre-engineered floor systems may be used and should be installed according to the manufacturers installation instructions.

Access required

√ Check one
- Vented
- Unvented

Ceiling Insulation
(example: R-38)

Wall Insulation
(example: R-20 1-foamglass batts)

2x__ ceiling joists @ __ O.C.
(example: 2 x 6 @ 24" O.C.)

Double 2x__ top plate
(example: 2 x 6)

Span
(example: 23' 6"

Ceiling height
(example: 8')

Siding
(example: lap or 1-111)

Wall sheathing
(example: ⅛" exterior plywood)

2x__ studs @ __ O.C.
(example: 2 x 4 @ 24" O.C.)

Cont. 2x__ sill plate
(example: 2 x 4)

2x__Joists @ __ O.C.
(example: 2 x 10 @ 24" O.C.)

Wall width __"
(example: 8"

Footing size __" x __"
(example: 8' X 10')

Property Address:

(see page 3)
**Crawlspace Foundation Detail A**

- **1/8" x 10" steel anchor bolts 6'-0" O.C. max., 7" min. penetration max. 12" from corner and 12" from each end of plate (min. 2 bolts per plate).**

- **Concrete Encased Ground required for new service.**

- **Bottom plate shall be treated wood or Foundation redwood.**

- **Insulate wall or floor per Chapter 11, I.R.C.**

- **Provide #4 rebar vert. @ 4'-0" O.C. insert rebar into concrete footing or key way.**

- **#4 rebar min. continuous top of stemwall & at footing.**

- **Sealed with 6 mil. polyethylene film.**

**Note:** Maintain at least 18" clear between the bottom of the floor joists to the grade level of the crawlspace, and at least 12" under a beam. The crawlspace access must be a minimum of 18" x 24" and be unobstructed. Basement may require engineered design.