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Permit Center

“Basic” Building Plans

A “basic” is a single family detached house design that has been pre-approved for construction, allowing a builder to construct houses of the same design on multiple sites without having to obtain plan approval each time. Multi-family, townhouses, and all non-residential structures are **excluded** from the basic program. The use of “basic” building plans on sites in Kent is authorized by Council Resolution.

Plans submitted for approval as “basics” must be of sufficient clarity to indicate the design, nature and extent of the work proposed and show in detail that it will comply with minimum requirements of the applicable International and Uniform Codes as amended by the Washington Administrative Code (WAC) and all related codes and ordinances.

“Basic” plans must bear all of the authors’ (including, but not limited to, the architect, engineer, or others) acknowledgments and approvals of the plans submitted for use in the construction of multiple buildings on multiple sites. If any portion of the structure is designed by a licensed architect or engineer, **state law requires that the plans must bear the original wet stamp and signature of the designer.**

Submittal Requirements

Two sets of construction drawings, energy code calculations, structural calculations, engineer stamped truss drawings and related documents must be submitted to the Permit Center along with a non-refundable plan review fee. At the time of submittal, the plan review fee will be based on the structure’s calculated valuation. The calculated valuation is determined by multiplying the square footages shown on the application of the various house components (house, garage, covered porch, deck, etc.) by the amounts contained in the square foot valuation charts currently used by the City of Kent. The fee is based on R108 of the International Residential Code and Council Resolution. The final valuation will be determined by the plan reviewer

and assessed fees will be adjusted as necessary. The square foot area of each floor, the total living area and the total building area must be listed on the first page of each “basic” building plan.

Plans must be complete, specific and definitive. Four options are allowed on our basic plans. A design that has more than (4) options will be required to be a separate basic plan. Options must be on separate pages and easy to find. Also, any plan where the options are too complicated, the Building Official may not allow the option but require that it be in a separate basic plan.

Examples of options:

- Additional garage
- Cantilevered floor area
- Basement
- Bonus room over garage
- Different roof lines

Plan Review

Plans will be reviewed for compliance with all applicable codes and ordinances. If needed, a correction letter will be sent and/or redlined drawings and documents will be returned for corrections so that the applicant can make all necessary changes and corrections. The corrections shall be incorporated into a set of clean and complete plans and resubmitted, **along with the redlined drawings (if any)**, to the Permit Center for final review. Once all corrections are made and approved by the City, a final file copy the plan and documentation must be provided to the Permit Center. At that time, the plan will be certified as a “basic” in the City of Kent and a “Basic Plan Approval Certification” letter will be sent to the applicant.

Once your “basic” plan is approved, you may apply for site-specific building permits. For each project

based on an approved “basic”, please provide a completed application form, one copy of the “Basic Plan Approval Certification” letter and five copies of the site plan, one construction plan with applicable options only, and Base Plan Worksheet and options list.

The normal processing time for a “basic” house plan review is approximately three weeks and one week for a site-specific plan review. However, increased workloads at certain times of the year may result in longer than anticipated review timelines.

Structural Design

Structures that do not comply with the conventional, light-framing construction provisions of the 2015 International Residential Code Section R301 and Chapters 4 through 8 and/or buildings of unusual shape, size or split levels must be designed by a Washington State licensed architect or engineer. Calculations and plans must be wet stamped by the Washington State licensed architect or engineer responsible for their preparation.

Connections which resist vertical or lateral forces shall be detailed on the drawings. The location, type, size, and spacing of holdowns and the location and nailing schedules for required shear walls and diaphragms and drag struts shall be shown on the drawings. Any inconsistencies between the “basic” plans and the design calculations should be corrected before “basic” plans are submitted for review.

Energy Code

Plan review for “basics” includes a review for compliance with the current International Energy Conservation Code (IECC) as amended by Washington State. The plans must clearly indicate whether the Energy Code compliance is achieved by the component method or by the prescriptive design method. In addition, plans must clearly show details of the heating system with specific heating appliances; a window schedule; and details of ventilating systems, including fresh air intake sources.

Foundations

Because “basic” plans will be used at various different sites with varying topography, foundations must be designed to comply with code requirements assuming a range of foundation heights up to eight (8') feet with not more than four (4') feet of unbalanced backfill. For a two-story dwelling built

on soil with an assumed bearing capacity of 1500 pounds per square foot, concrete foundations comprised of footings supporting stem walls will need to have:

- Footings a minimum of 15 inches wide by 8 inches deep
- One horizontal #4 rebar a minimum of 3 inches clear of the bottom of the footing,
- Vertical #4 standard hook rebars wet set to 3 inches clear of the footing bottom, not more than 4 feet on center, and extending a minimum of 14 inches into the stem wall,
- Stem walls a minimum of 8 inches thick, with one horizontal #4 rebar within the upper 12 inches, and
- 3000PSI air-entrained concrete.

Any sites so steeply sloped that the basic foundation design limitations will be exceeded must have a foundation system designed by a Washington State licensed engineer, submitted, approved and issued by the City as a revision to a site-specific permit.

Expiration of “Basic” Plan Review

“Basics” are approved subject to the laws and ordinances in effect at the time of the application for initial application for plan review. If codes or other pertinent laws or ordinances are amended subsequent to that date, certification of “basic” plans will automatically expire.