



Final Draft

# A User's Guide for Base Plans

**Pierce County, Washington**

**Planning and Land Services**

**Division of Building Safety & Inspection**

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**253-798-3152**

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**[www.PierceCountyWA.org/PALS](http://www.PierceCountyWA.org/PALS)**

**[www.SouthSoundPermits.org](http://www.SouthSoundPermits.org)**

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# 1. Introduction & Overview

## What are “Base Plans”?

A base plan is a design for a residential structure that has been pre approved. It allows you to come in and obtain a building permit at a later date without waiting to have the plan reviewed again. If you plan to build the same house four or more times it could save you in permit fees. It will definitely save you time.

This user’s guide is designed to support you in successfully submitting plans and related documents for approval as a base plan.

## How Do I Get a Base Plan Approved?

There are two ways to get a base plan set up. You can submit the plans to the County for review over the internet or you can use an approved base plan reviewer. Submitting to the County is very similar to applying for a building permit. The fee for the County to review and set up is equal to the building permit fee. The last page has a sample.

You may also choose to use an "**approved base plan reviewer**" (see **Section 8**). Having your plans reviewed by an approved reviewer allows you to use your base plan within three business days of submitting it to the County. County review may take several weeks to review and set up the base plan. The cost of the approved base plan reviewer is in addition to any fees collected by the County. The fee for the County to review and set up plans reviewed by an approved base plan reviewer is \$150.00.

## How Long are Base Plans Good For?

Normally, they are good for the three years of a code cycle. The building code is updated every three years. Those updates usually require changes to the design of structures. If a new code has minor impact on approved designs the building official may allow base plans to carry over into the next code cycle. This occurred last in the 1994 to 1997 UBC update cycle.

## Are Base Plans Limited to Residential Structures?

Yes, Base Plans are limited to residential detached structures. A partial list of allowed structures include: Single family detached; duplexes; and accessory structures, such as garages, agricultural buildings, and sheds.

Multi-family, townhouses and all non-residential structures are excluded from the program.

## How Many Options Can I Have?

This has been a difficult question to answer. If the scope of an option creates a change in the framing plan it slows down the inspector. Too many options and the plans are a jumble of details that are hard to read and interpret. There are some variations in the floor plan that can be handled in the field. For the purpose of this discussion a variation is a difference or change in a floor plan that does not change the structural load path nor relocate any braced wall panels. As such they do not change the permit fee and need not be included in a list of allowed options. Examples:

### Options

Different Roof Lines  
Additional Garage  
Cantilevered Floor Area  
Basement  
Bonus Room Over Garage

### Variations

Master bath and closet reconfigurations  
3/4 to full bath  
French Doors instead of Slider in same opening  
Different siding if no change in lateral

**Four (4) options will be the limit on any one Base Plan.** A design that has more than four (4) options will be required to be set up in two or more Base Plans. **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 base plan. Except for an additional garage changes in the building footprint will require a separate Base Plan.

## Can I Make Changes to a Base Plan for One Buyer?

Yes, we will accept the Base Plan with the changes and will review it as if it was a remodel application. The plans should be reviewed within three (3) to five (5) days. The changes must be clearly identified. In addition to the \$150 plan review fee you will be charged the full plan review for the scope of work covered in the change but no less than an additional \$150. Two sets of plans showing the whole house as revised must be submitted with the application.

Applications made after construction has started will be handled in the same manner. **However**, an additional investigation fee will also be charged. Investigation fees are equal to the building permit fee, but not less than \$250.

## Are Base Plans Required to be in Digital Format?

As base plans are approved for use under the IRC they will be stored in digital format. It is up to the applicant to arrange for getting the plans into the required format.

The format for the file is PDF – Portable Document Format. This is a convenient method of distributing information electronically. It is compatible with

Windows, Macintosh, and Unix-based computers, which means documents can be read on screen and printed from nearly any computer. In addition, a PDF document retains all the formatting and fonts of the original copy.

## **Can Base Plans Be Used By Anyone?**

Yes, but only with written permission. The base plan owner may allow someone else to use an established base plan. Your letter of authorization needs to be specific. Which base plan, who can use it, how many times can they use it, etc.

## **How do I Become an Approved Base Plan Reviewer?**

Persons who wish to be on our list of approved base plan reviewers must be a certified plans examiner through the International Code Council. In addition they must attend a 16 hour class put on by the Division of Building Safety & Inspection. The scope of the class is document control, base plan policy, and procedures for application.

## **What On-Line Services are Available?**

[www.PierceCountyWA.org/PALS](http://www.PierceCountyWA.org/PALS)

1. **Apply to set up a new Base Plan.**
2. Check review status and comments.
3. Pay un-paid balances.
4. Schedule inspections.
5. Check inspection status and view comments.
6. Pay re-inspection fees.
7. Obtain residential plumbing permits.
8. Obtain residential mechanical permits.
9. Obtain residential re-roofing permits.

A **checklist** is also available to aid to the applicant in making sure the plan set and documents are complete. Submitted Base Plans may contain additional requirements not covered by these checklists, and it is the responsibility of the applicant to verify the completeness of their material.

**Forms** available on line include:

Base Plan Worksheet, Site Plan Standard, Fire Flow Worksheet, Energy Code Forms, Alternate Method or Material requests form, and County coversheet.

## 2. Definitions

- **Alteration** – See Modification
  - **Approved Base Plan Reviewer** – an ICC certified plans examiner not employed by Pierce County who has attended County prescribed training and is recognized by the Pierce County Division of Building Safety and Inspection as a qualified reviewer.
  - **Base Plan** – drawings and additional documents requiring a one-time review for *an approved structure* to be built more than once in Pierce County.
  - **Base plan applicant** / applicant – the individual submitting the base plan for review and setup at the county. It is usually the owner, but it can be someone who has legal right of one time document use. If the applicant is not the owner, then they must have a notarized letter from the owner granting the individual the one time rights to the documents.
  - **Base plan owner** / owner – the designer of record; person or firm responsible for the design and legal owner of the document(s).
  - **Base Plan Permit** – a site-specific building permit from an approved Base Plan.
  - **HVAC** – Heating, Ventilation, Air Conditioning
  - **Modification** – a change to an approved Base Plan that may affect the building structure and requires review by the building plans examiner (i.e., addition of a deck, adding openings in an exterior wall, etc.).
  - **Option** – a selection or deviation that is pre-approved and part of a Base Plan. (i.e., substituting a shower for a bath tub, deleting kitchen cabinets, etc.)
  - **PDF** – Portable Document Format; a convenient method of distributing information electronically. It is compatible with Windows, Macintosh, and Unix-based computers, allowing documents to be read on screen and printed from nearly any computer. In addition, a PDF document retains all the formatting and fonts of the original copy.
- i.
- **Residential building** – a one or two family dwelling and accessory structures, such as garages and sheds. Light wood framed building are limited to a height of 3-stories above grade or steel framed buildings are limited to a height of 2-stories above grade. (Section R301.2.2.4.1).

- **Variation** - a difference or change in a floor plan that does not change the structural load path nor relocate any braced wall panels. Master bath and closet reconfigurations, 3/4 to full bath, etc.

\*\*\*\*\*

## **Items Still in Progress:**

- As we learn of businesses that provide scanning services we will list them here.
- We will also provide a list of approved Base Plan reviewing companies.
- When applying on-line your home or office e-mail or internet service provider may not allow you to e-mail or attach large .pdf files. If this becomes a problem you may apply on-line by attaching the Base Plan worksheet only. Bring in a CD with the remainder of the .pdf file. **Be sure** the counter staff records a "received back" in the permit system to ensure proper tracking.
- Classes on the on-line process are available. Call 253-798-2772 for reservations. No cost.
- Your suggestions and comments are welcome. [Galeshi@co.pierce.wa.us](mailto:Galeshi@co.pierce.wa.us)

### 3. Making an Application

**All applications to set up a new base plan must be done on-line through our web page services.**

When you submit documents for a Base Plan review use the checklist to ensure you have all the needed documents. All Base Plan applications shall require a full set of construction drawings. These drawings must show enough information for a contractor to build the structure.

### 4. The Review Process:

1. **County Plan Review:** One digital copy of the plans including engineering plans and documents shall be submitted with the application using the on-line application service.

Plans reviewed by an **approved base plan reviewer**, will be charged a flat review fee of \$150, otherwise the fee will be 100% of the building permit fee as calculated from Title 17 C. Table 1-B, see Page 12 for an example.

2. The accepted application is assigned an application number. This application number shall be used whenever the application is referenced in any correspondence. It is also used to track the application using our on-line services. [www.PierceCountyWA.org/PALS](http://www.PierceCountyWA.org/PALS)
3. Base plan applications not previously reviewed by an approved base plan reviewer are treated as a standard permit application and are reviewed in the order in which they are taken in. The time to review this type of application may take from two-weeks to three-months, depending on the current work load.
4. At the completion of the review, the plans examiner may have a list of items that require clarification or correction. He will contact the applicant by phone regarding these items and require a revised set of plans or revision of a specific page. Whenever corrections are required: the review is placed on hold until the re-submittal is received.
5. Plans submitted by an **approved Base Plan reviewer** require three (3) business days for Pierce County to check and put them in the Base Plan library.
6. Plans previously reviewed by an approved Base Plan reviewer shall have a fee of \$100 per hour (1 hour minimum) charged for any required re-submittal, and the three (3) day review time shall no longer apply.

Plans not previously reviewed by an approved Base Plan reviewer, shall have no fee assessed for the first re-submittal. However, any subsequent re-submittals shall be charged a fee of \$100 per hour (1 hour minimum).

7. The applicant may verify that the re-submittal has been received by logging on to the Pierce County web page and checking the application status. You should E-mail the plans examiner if the re-submittal is not logged in by the next business day following the re-submission.
8. If the corrections do not fully address the original requests, or if any required information is found missing from the corrected drawings, a subsequent re-submittal will be required. Additional plan review fees will be assessed.
9. The plans examiner will call you when no further corrections are required and the application is approved.
10. When the drawings and documents have been returned to Pierce County in a digital format, the county will need one (1) business day to transfer the file into its base plan library. Once the base plan is in the Pierce County Base Plan library, application for a permit for new construction using the base plan can be made.

## **5. Reduced Scale Drawings**

Reduced scale drawings may be submitted in lieu of full sized drawings. Drawing shall be not less than 1/8" = 1' and all line-work and text shall be legible. Text shall be not less than 1/8" in height and all critical dimensions, such as centerline spacing of footings and piers, the dimensions of all exterior wall openings and their distances from building corners, and heights of various components (floor joist above crawlspace ground, roof truss above finished floor, etc.), and the size of all beams and headers shall be shown.

## **6. Plans in Digital Format**

Plans and all supporting documents shall be in electronic format.

Electronic drawings shall be in ADOBE "PDF" format.

Drawings may need to be scanned or converted from AutoCAD files into a PDF format prior to making application. If you don't have the facilities in your office you will need to find a vendor to scan them.

## 7. Structural Engineering Documents

When a building of otherwise conventional construction contains structural elements exceeding the limits of Section R301 of the 2003 International Residential Code, these elements shall be designed in accordance with accepted engineering practice and the International Building Code.

All engineered drawings shall be the same size as the construction drawings. Each engineered drawing and supporting documents (calculations, reports, etc.) shall be wet-stamped and signed by the engineer responsible for the design. Two copies of all engineered documents shall be submitted with the construction drawings.

Engineered drawings shall have their own designation, (i.e., structural drawing shall be designated "S-1", "S-2", etc.). Where calculations are provided with the drawings, all information on the drawings shall match the calculations. Calculations shall include all pertinent components shown on the drawings and shall be clearly identified.

Where engineering is transferred to the construction drawings, the engineer shall review all construction drawings that contain any transferred engineering. A stamped and signed letter by the engineer shall indicate that he has reviewed the construction drawings, and the transferred information is correct and meets his approval. In lieu of the letter, the engineer may stamp and sign each construction drawing that contains engineering information. A "Reviewed by" stamp will be acceptable for this purpose.

The braced wall panel (shear wall) schedule should be on the same page that shows their location. Additionally, we strongly recommend taking the most restrictive (strongest) braced wall panel and using it every where. Having several braced wall panels that are very similar is confusing to framers and inspectors.

**Truss specifications, truss bracing details, and truss engineer's stamp need not be part of the application but MUST be available on-site for the framing inspection.**

## 8. Approved Base Plan Reviewers

To expedite the review of base plans for the International Residential Code, Base Plans may be reviewed by an approved Base Plan reviewer. An approved Base Plan reviewer is an individual certified as a Plans Examiner by the International Code Council in either:

- The current edition of the International Building Code.
- The current edition of the International Residential Code.
- Or, a current Plan Reviewer certification in the Uniform Building Code (accepted until December 31, 2004).

In addition to the required certification, all approved Base Plan reviewers must attend sixteen (16) hours of Pierce County training. Upon completion of the certification and training, the individual is added to a list of names of approved Base Plan reviewers.

Firms may provide this service for their own plans if at least one of their employees completes the ICC certification and Pierce County training programs. Only that designated individual is allowed to review the Base Plan.

Applications with plans reviewed by an approved Base Plan reviewer will be processed and included in the Base Plan library within three (3) business days. Once they are in the Base Plan library a permit may be applied for. The plans will be plan checked by Pierce County within 30 days of issuing a Base Plan permit, or within 60 days of placement in the Base Plan library.

Plans reviewed by an approved Base Plan reviewer must be relatively error free. When repeated errors are found the following steps will be taken:

1. Issued permits - The applicant will be contacted as soon as the errors are found.
2. In some cases the permit may be suspended until corrections are made.
3. The approved Base Plan reviewer will be assessed additional review fees and may be removed from the list if future submittals continue to contain errors.

Each sheet of each set of drawings submitted shall be stamped and signed by an approved Base Plan reviewer. The cover page of all submitted engineering calculations and reports shall also be stamped and signed, indicating that they have been reviewed and the calculations appear to be correct, and the information matches what is on the drawings. The stamp and rights to review base plans shall not be transferable.

**This option is only available when the County is not able to review plans within our published plan review service level of 14 calendar days. A 30 day notice will be provided before option suspended.**

## 9. Sample Fee Calculations

Table 1-B, Building Permit Fees	
Total Valuation	Fees for One and Two-Family, Group R, Division 3 and Private Garage and Agricultural Group U, Division 1 and 3 Occupancies.
\$1 to \$2,000	\$69.00 for the first \$2,000 plus \$12.21 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$2,001 to \$50,000	\$349.75 for the first \$25,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$574.75 for the first \$50,000 plus \$6.25 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$150,000	\$887.75 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof, to and including \$150,000
\$150,001 and up	\$2,887.75 for the first \$150,000 plus \$4.25 for each additional \$1,000 or fraction thereof.

	Square footage	x	Cost/foot	=	
House/plex:	1st floor 800	x	55.45	=	44,360.00
	2nd floor 500	x	55.45	=	27,725.00
	3rd floor		55.45		
	unfinished floor area		13.00		
Basement:	finished		13.00		
	unfinished		13.00		
Garage:	Type V 640	x	21.43	=	13,715.00
	CARPORT		14.63		
	Pole Building		9.00		
	Decks 300	x	7.50	=	2,250.00
	Bld-Sprinklers		2.23		
	Air Cond		3.40		
					Total \$88,050.00

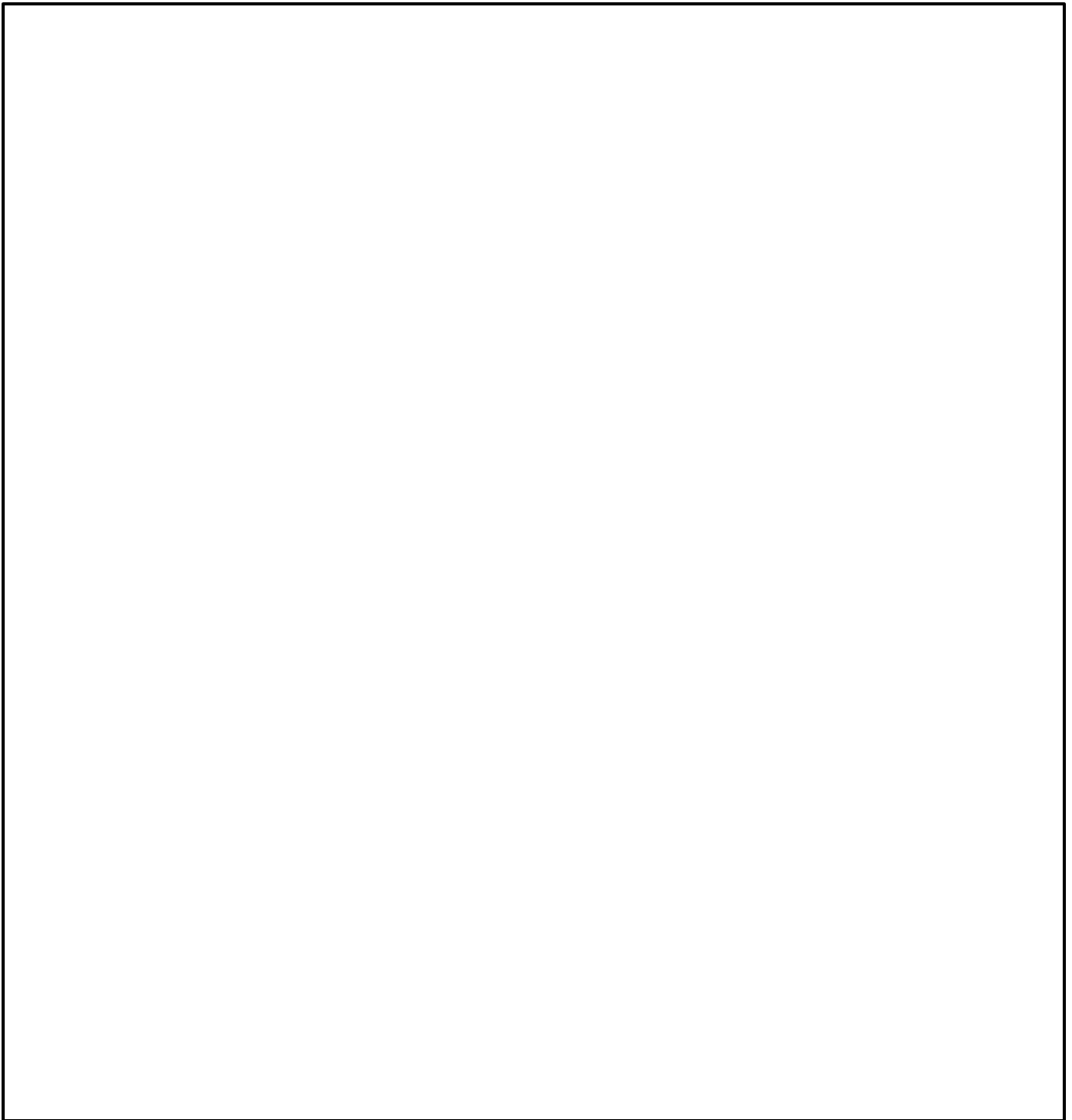
From table above use the range of \$50,001 to \$100,000 to calculate fee.

\$574.75 for the first \$50,000 plus \$6.25 x each \$1,000 or part of over \$50,000

$574.75 + (6.25 \times 39) = \$818.50 = \text{Base Plan Set Up Fee}$



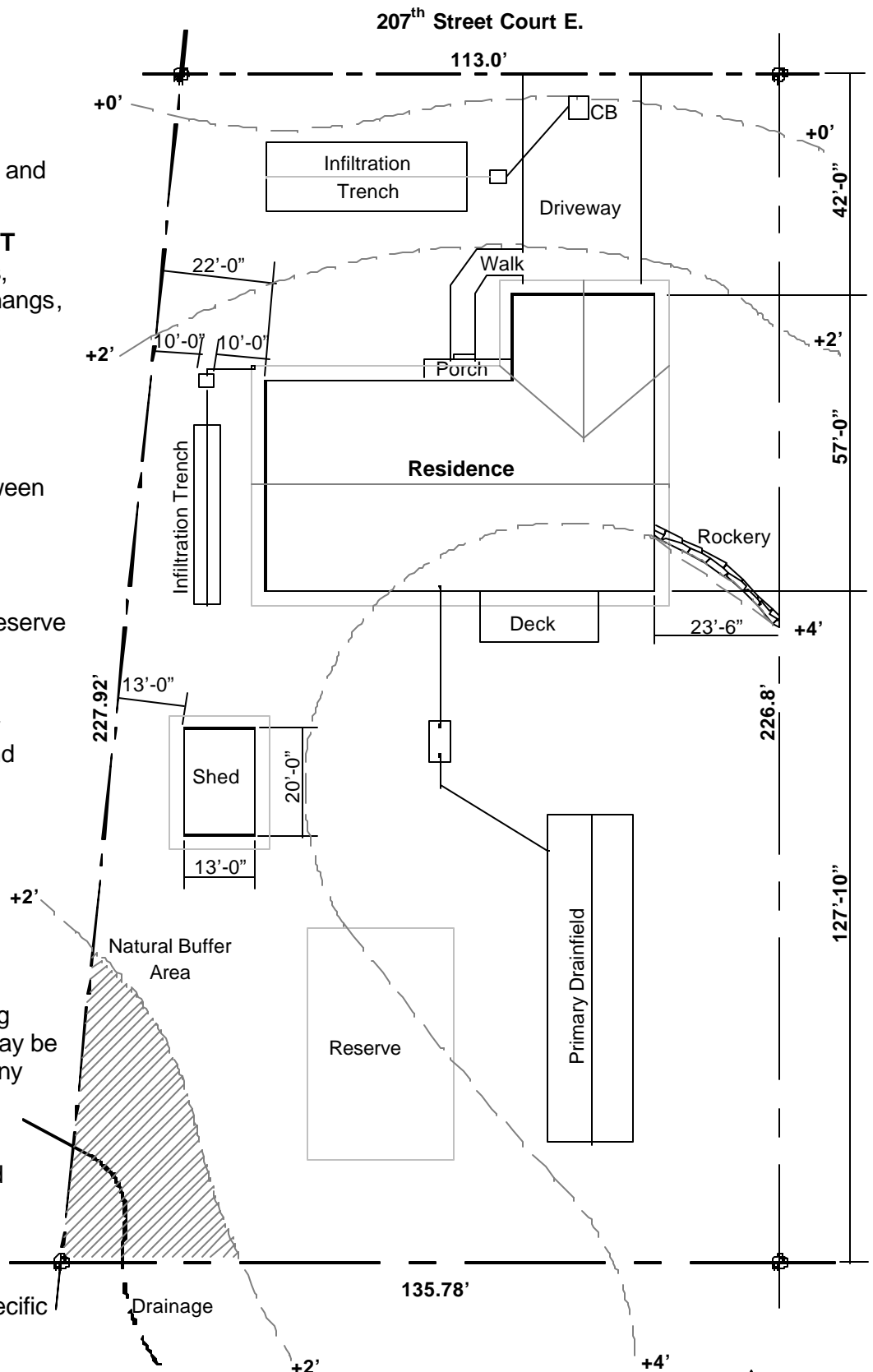
Affix graphic of footprint showing roof drip line of building. Include ALL decks, cantilevers, fireplace chases, rain gutters and extensions from the wall line.



# SITE PLAN REQUIREMENT

## CHECKLIST

- SCALE**  
1" = 20' Minimum
- NORTH ARROW**
- LOT DIMENSIONS**  
Including street names and driveways.
- BUILDING FOOTPRINT**  
Include porches, walks, decks, roof lines, overhangs, projections and floor cantilevers.
- SETBACK MEASUREMENTS**  
Including distances to property lines and between buildings.
- SEPTIC SYSTEM**  
Including tank, pump, tightline, primary and reserve drainfields.
- EASEMENTS**  
Including natural buffer areas, open spaces and green belts.
- SURFACE WATER DRAINAGE**  
Including shorelines, wetlands, ponds, ditches and streams.
- SITE CONTOURS**  
2-foot intervals showing elevation of the land may be expressed relative to any fixed point on the site.
- RETAINING WALLS**  
Including rockeries and bulkheads.
- INFILTRATION TRENCHES**  
Check your plat for specific drywell requirements.



## SITE PLAN

SCALE: 1" = 30'-0"





**PIERCE COUNTY  
DEVELOPMENT CENTER**

**WSEC ENERGY  
INFORMATION**

Name: \_\_\_\_\_ Application No. \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE COMPLETE THE FOLLOWING:**

Glazing area calculation: $\frac{\text{_____ sf}}{\text{_____ sf}} = \text{_____ \%}$ Window area ÷ Heated floor area = % of glazing		Heat system sizing calculation: $\frac{\text{_____}}{\text{_____}} = \text{_____ btu's}$ Heated floor area x btu per sq. ft. = total system output	
<b>JOB TYPE:</b> <input type="checkbox"/> New <input type="checkbox"/> Remodel <input type="checkbox"/> Addition	<b>OCCUPANCY:</b> <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-family	<b>COMPLIANCE PATH:</b> <input type="checkbox"/> Prescriptive, Ch. 6 (circle one) I II III IV V VI VII VIII <input type="checkbox"/> Component Performance, Ch. 5 <input type="checkbox"/> System analysis, Ch. 4	<b>HEAT SYSTEM SIZE:</b> <input type="checkbox"/> Btu input Efficiency rating _____ % <input type="checkbox"/> WATTS HSPF rating
<b>FUEL TYPE:</b> <input type="checkbox"/> Electric <input type="checkbox"/> Nat. Gas <input type="checkbox"/> Propane <input type="checkbox"/> Oil, wood	<b>HEAT TYPE:</b> <input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Radiant Heat System (baseboard, wall cadet) <input type="checkbox"/> Hydronics system <input type="checkbox"/> Gas or Wood Stove		<b>ELEC. UTILITY PROVIDER:</b> <input type="checkbox"/> Tacoma City Light <input type="checkbox"/> Puget Sound Energy <input type="checkbox"/> Peninsula Power <input type="checkbox"/> Other
<b>VENTILATION INDOOR AIR QUALITY (VIAQ) INFORMATION (check one)</b>			
Ventilation Option: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> AAHX			
System Size: _____ cfm <input type="checkbox"/> Intermittently operating <input type="checkbox"/> Continuous operating			

**FOR INFORMATION PURPOSES ONLY**

<b>Source specific exhaust fan size requirements:</b>		
	<b>Laundry/utility, bathroom &amp; similar spaces</b>	<b>Kitchens</b>
Manual operation -	50 cfm	100 cfm
Continuous operation	20 cfm	25 cfm
<b>Whole house VIAQ exhaust fan size requirements: Options A &amp; C</b>		
<b>Bedrooms</b>	<b>Min. cfm rating</b>	<b>Max. cfm rating</b>
<input type="checkbox"/> 2 or less	50	75
<input type="checkbox"/> 3	80	120
<input type="checkbox"/> 4	100	150
<b>Prescriptive heat system size allowances:</b>		
Electric resistance (baseboard, wall cadet)	21 btu/hr per sq. ft. ( divide by 3.413 for watts)	
Electric forced air furnace	24 btu/hr per sq. ft. ( divide by 3.413 for watts)	
Other fuels ( heat pump, gas, propane, oil, wood fuel)	27 btu/hr per sq. ft	



**WASHINGTON STATE ENERGY CODE WAC 51-11 EFFECTIVE JULY 1, 1998  
PRESCRIPTIVE REQUIREMENTS FOR GROUP R OCCUPANCY  
CLIMATE ZONE 1- HEATING BY ELECTRIC RESISTANCE**

Option	Glazing % floor area	Glazing U-factor		Door U-value	Ceiling	Vaulted ceiling	Wall above grade	Wall, int., below grade	Wall, ext., below grade	Floor	Slab on grade
		Vertical	Overhead								
I.	10%	0.46	0.58	0.40	R-38	R-30	R-21	R-21	R-10	R-30	R-10
II.	12%	0.43	0.58	0.20	R-38	R-30	R-19	R-19	R-10	R-30	R-10
III.	12%	0.40	0.58	0.40	R-38	R-30	R-21	R-21	R-10	R-30	R-10
IV.	15%	0.40	0.58	0.20	R-38	R-30	R-19	R-19	R-10	R-30	R-10
V.	18%	0.39	0.58	0.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
VI.	21%	0.36	0.58	0.20	R-38	R-30	R-21	R-21	R-10	R-30	R-10
VII. (1)	25%	0.32 (1)	0.58	0.20	R-38	R-30	R-19+R-5	R-21	R-10	R-30	R-10
VIII. (1)	30%	0.29 (1)	0.58	0.20	R-38	R-30	R-19+R-5	R-21	R-10	R-30	R-10

(1) The following options shall be applicable to buildings less than 3 stories in height:  
0.35 max. for glazing area of 25% or less; 0.32 max. or glazing areas of 30% or less

**WASHINGTON STATE ENERGY CODE WAC 51-11 EFFECTIVE JULY 1, 1998  
PRESCRIPTIVE REQUIREMENTS FOR GROUP R OCCUPANCY  
CLIMATE ZONE 1 - HEATING BY OTHER FUELS & HEAT PUMPS**

Option	HVAC Equip. Effic. (1)	Glazing % floor area	Glazing U-factor		Door U-value	Ceiling	Vaulted ceiling	Wall above grade	Wall, int., below grade	Wall, ext., below grade	Floor	Slab on grade
			Vertical	Overhead								
I	Med	10%	0.70	0.68	0.40	R-30	R-30	R-15	R-15	R-10	R-19	R-10
II	Med	12%	0.65	0.68	0.40	R-30	R-30	R-15	R-15	R-10	R-19	R-10
III	High	21%	0.75	0.68	0.40	R-30	R-30	R-19	R-19	R-10	R-19	R-10
IV	Med	21%	0.65	0.68	0.40	R-30	R-30	R-19	R-19	R-10	R-19	R-10
V	Low	21%	0.60	0.68	0.40	R-30	R-30	R-19	R-19	R-10	R-19	R-10
VI (2)	Med	25% (2)	0.45 (2)	0.68	0.40	R-30	R-30	R-19	R-19	R-10	R-25	R-10
VII (2)	Med	30% (2)	0.40 (2)	0.68	0.40	R-30	R-30	R-19	R-19	R-10	R-25	R-10
VIII	Med	unlimited	0.25	0.40	0.40	R-30	R-30	R-19	R-19	R-10	R-25	R-10

(1) Minimum HVAC equipment efficiency requirements:  
Low = 74% AFUE or 6.35 HSPF; Med = 78% AFUE or 6.8 HSPF; High = 88% AFUE or 7.7 HSPF

(2) The following options shall be applicable to buildings less than 3 stories in height:  
0.50 max. for glazing area of 25% or less; 0.45 max. for glazing areas of 30% or less



## WHOLE HOUSE VENTILATION OPTIONS:

### Option A

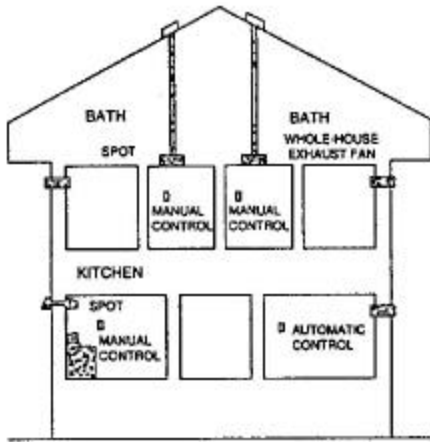
#### Integrated Spot & Whole House

**Advantages:**

Inexpensive  
Simplest installation  
Most familiar

**Disadvantages:**

No air tempering  
Requires inlet ports  
Fan life unknown



### Option B

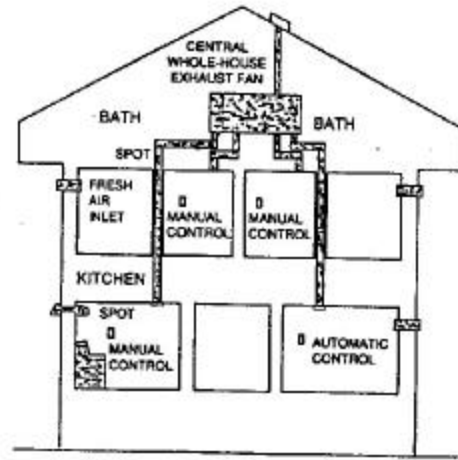
#### Central Exhaust

**Advantages:**

Single fan  
Quality quiet fan  
Better air distribution

**Disadvantages:**

Continuous operation  
increased heat loss?  
No air tempering



### Option C

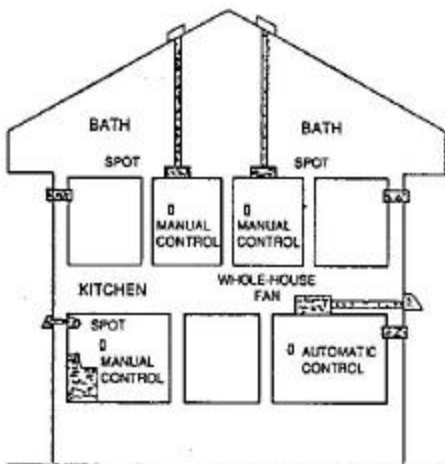
#### Discreet Spot & Whole House

**Advantages:**

Simple installation  
Inexpensive  
Flexible

**Disadvantages:**

No air tempering  
Fan life unknown  
Requires inlet ports



### Option D

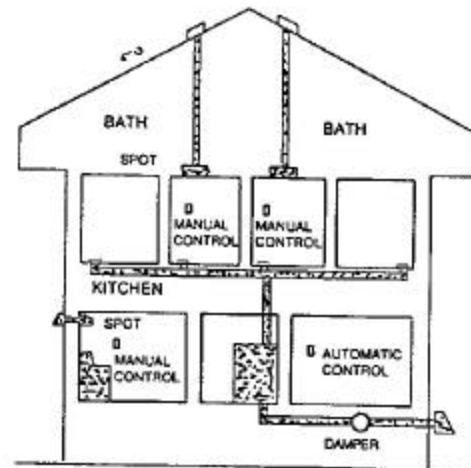
#### Integrated Central Heating

**Advantages:**

Provides tempering  
Best distribution  
Allows filtering of air  
Works on heat pump systems

**Disadvantages:**

Requires careful  
adjustment of damper  
for air supply





REQUEST FOR ALTERNATE METHOD OR MATERIAL

Building Permit No. \_\_\_\_\_

Applicant: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Signature: \_\_\_\_\_

Site Address: \_\_\_\_\_

Name of Plans Examiner or Inspector who identified the requirement you are requesting an alternate for: \_\_\_\_\_

(Note: The information above must be filled out by the applicant before this form can be accepted)

-----  
In accordance with Sections 104.2.7 & 104.2.8 of the Uniform Building Code; Sections 105 & 106 of the Uniform Mechanical Code; I am requesting review of an alternate to the provisions of Section \_\_\_\_\_ of the \_\_\_\_\_ Code:

This code section requires:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Proposed Alternate: (Include drawings to clearly illustrate request, before and after if appropriate)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Reason for Request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Every effort will be made to provide a verbal interpretation within one (1) working day upon receipt of this request.

Appeals from accessibility requirements of UBC Chapter 11 do not relieve applicant from the obligations to provide access under the Federal ADA laws.

STAFF USE ONLY

Date Received: \_\_\_\_\_

Evaluation of Proposal by Plans Examiner and/or Building Inspector:

Suitability: \_\_\_\_\_

Strength: \_\_\_\_\_

Effectiveness: \_\_\_\_\_

Fire Resistance: \_\_\_\_\_

Durability: \_\_\_\_\_

Safety: \_\_\_\_\_

Sanitation: \_\_\_\_\_

Recommended Action:      APPROVE \_\_\_\_\_      DENY \_\_\_\_\_ By: \_\_\_\_\_

Conditions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Additional Information on Proposed Alternate:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Supervisor Concurrence: \_\_\_\_\_ Date: \_\_\_\_\_

# FIRE FLOW "ALERTS" COMMENTS

AT MAIN SELECTION MENU PRESS F4, SELECT # 3. ENTER FFSA (FOR FIRE FLOW), ENTER PARCEL NUMBER. TAB DOWN TO COMMENT AREA AND PRESS ALT & Y AT THE SAME TIME.

## ALERTS SCREEN NOT A SUBSTANTIAL ALTERATION:

G:\F-1.REV

APPLICATION NUMBER IS A % SUBSTANTIAL  
ALTERATION OF BUILDING#/ADDRESS  
CUMULATIVE FOR THIS ADDRESS IS %"

## ALERTS SCREEN FIRE FLOW PER 92-99 HAS BEEN PROVIDED:

G:\F-2.REV

APPLICATION NUMBER AT THE ADDRESS  
OF  
USED FIRE-FLOW OF GPM, FOR MINUTES."

## ALERTS SCREEN CREDITS USED FOR FIRE FLOW:

G:\F-3.REV

\*\*\*\*\*FIRE-FLOW CREDITS\*\*\*\*\*

APPLICATION # @ ADDRESS  
OFF SITE WATER \_\_\_% NFPA 13 SYSTEM \_\_\_%  
< 2,000 SQ FT \_\_\_% NFPA 13 MONITOR \_\_\_%  
30 ' SET BACK \_\_\_% NFPA 13 D/R \_\_\_%  
1-HR CONST. \_\_\_% MONITORED ALARM \_\_\_%  
CLASS A B ROOF \_\_\_% 60% EXT. BRICK \_\_\_%  
FPB ALTER. M/M \_\_\_%  
EXISTING HYDRANT \_\_\_%

## ALERTS SCREEN EXEMPT FROM ORDINANCE:

G:\F-NA.REV

APPLICATION # @ ADDRESS  
MEETS AN EXEMPTION OF FIRE FLOW ORDINANCE 92-99