

Construction Documents Standards and Requirements

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Construction documents are those building plans that show architecturally and structurally how a building will come together. Sometimes these building are called “blueprints”. Construction documents submitted as a part of your permit application package should meet the standards contained in this document. Your plans should stand alone – staff should be able to understand how the building will come together without you being there to explain it.

Standards

Unless otherwise noted, all site plans and drawing must be drawn and plotted to a standard engineering or architectural scale (e.g. 1” = 20’, 1/4” = 1’, etc.). The sheet size, scale, north arrow and scale bar must be noted on the document. Information about the author must be noted. Plans labeled “not for construction” or “draft” will not be accepted.

Drawings must be clear and information must be legible. The minimum font size is 10 pt. Pencil drawings and scanned photos are not acceptable drawings. The City cannot accept .zip files.

Construction documents typically consist of both an architectural plan set and a structural plan set.

Content

General

- Name of the person or firm who prepared the drawing.
 - If prepared by an architect or engineer, then they must stamp the plans as required or needed by state law.
 - [Washington State Board for Architects Seal Requirements](#)
- Sheet size, scale used, north arrow and graphic scale bar.

Non-Structural Plans

- Floorplans of each floor. Provide dimensions for all areas. For additions, include floor plans of adjacent portions of the existing building(s).
- Detail of heated and unheated square footage by floor level.
- Elevations, all sides of structure. Include building height and average existing grade.
- Energy code requirements incorporated into plans.
- Building and wall sections including detail describing thermal envelope.
- Fire-rated assemblies and penetrations with details and listings.

Structural plans

- Foundation plan(s).
- Structural framing for all floors and roofs.
- Construction details with section cuts identifying where they can be located on the plans.
- One plan sheet with shear wall schedule and location of all shear wall and hold-down types per braced wall requirements of [2021 IRC Chapter 6](#) or 2021 IBC.
- For dwellings design to the provisions of the IBC (instead of the IRC), provide structural engineering calculations.