



COMMUNITY DEVELOPMENT DEPARTMENT
 6000 Main Street SW
 Lakewood, WA 98499
 253-512-2266
 permits@cityoflakewood.us
www.cityoflakewood.us

Tenant-Improvement Commercial Building Permit Checklist

Applications and all required documentation are required to be submitted through our online dashboard <https://pals.cityoflakewood.us/palonline/#/dashboard>.

Use this checklist to help gather all of the required information and documents in order to submit a complete building permit application for a project involving construction of a new commercial, multifamily building, or addition. **Please note, incomplete applications will not be accepted.**

Land Use Approval is recommended prior to submitting the building permit application to avoid delay in project review. If the project has not received Land Use Approval, it may be placed on hold until Land Use review is completed. To learn more, please contact permits@cityoflakewood.us.

Project Name:

Did the project receive Land Use Approval? No Yes

City Planner:

Permit #

GENERAL SUBMITTAL DOCUMENTS

Sub.	
<input type="checkbox"/>	Completed Commercial Building Permit Application form
<input type="checkbox"/>	Commercial Building Permit Checklist
<input type="checkbox"/>	Check, cash, Visa/MasterCard for applicable fees
<input type="checkbox"/>	One Certificate of Water Availability
<input type="checkbox"/>	One Copy of sewer pre-treatment approval certificate (<i>Must apply separately with Pierce County Sewer. Certificate is required prior to building permit issuance. Not required for submittal</i>)
<input type="checkbox"/>	One Building packet (<i>see following pages for packet requirements</i>)
<input type="checkbox"/>	One Planning packet (<i>see following pages for packet requirements</i>)
<input type="checkbox"/>	One Public Works and Engineering packet (<i>see following pages for packet requirements</i>)
<input type="checkbox"/>	One Fire packet (<i>see following pages for packet requirements</i>)

MINIMUM DRAWING REQUIREMENTS

- ◆ Plans shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed, and shall demonstrate how the proposed work conforms to the provisions of adopted codes and ordinances. Each plan sheet should be titled and each drawing therein should be labeled.
- ◆ Architectural plans must be drawn to scale (1/4" or 1/8"), dimensioned, and labeled.
- ◆ Site and Civil plans must be drawn to scale (1" = 20' minimum), dimensioned, and labeled.
- ◆ Plan sheet size must be 24" x 36".
- ◆ Plans shall be drawn in indelible ink. Plan sheets that are cut and pasted, taped, or that have been altered by any means will not be accepted for plan review.
- ◆ Topographic and boundary survey, when required, must be stamped by a surveyor licensed in the state of Washington. Survey datum must be KCAS or NAVD 88.
- ◆ All structural plan sheets must be stamped by a licensed structural engineer with the state of Washington.
- ◆ All civil plan sheets must be stamped by a civil engineer licensed in the state of Washington.
- ◆ Projects over 4,000 square feet in area must be designed, stamped, and signed by an architect licensed to practice in Washington State.
- ◆ Drawings and construction documents prepared by a Washington State design professional, whether required to be or not, must be stamped and signed by the preparer.

BUILDING PACKET REQUIREMENTS

Sub.	
<input type="checkbox"/>	A. Structural Calculations
<input type="checkbox"/>	B. 2021 Washington State Energy Code compliance forms
<input type="checkbox"/>	C. Building Enclosure Design Documents. Any person applying for a building permit for construction of a multi-unit residential building or rehabilitative construction shall submit plans, details, and specifications for the construction of the building enclosure stamped by a licensed architect or engineer. The construction documents shall include statements of third party inspections of the building enclosure, and statement affirming the building enclosure design satisfy the requirements of RCW 64.55.
<input type="checkbox"/>	D. Code Summary Sheet
	<ol style="list-style-type: none"> 1. Project Name. 2. Project Contact (Name, Address, Phone Number, Email.) 3. Applicable Codes 4. Compliance with Applicable Codes
<input type="checkbox"/>	E. Site Plan
	<ol style="list-style-type: none"> 1. North arrow, bar scale, and vicinity map. 2. Basic data (type of structure, square footage, location). 3. Location and dimensions of existing and proposed structures, property lines, sidewalks, easements, parking layout, street edges, mechanical equipment, trash enclosures, outdoor uses, storage areas, fencing, rockeries, and retaining walls. 4. Show with dashed lines any existing structures to be demolished. 5. Streams, ponds, wetlands, natural drainage courses, and other surface water features on or within 225 feet of the site. 6. Site contours and drainage (existing in dashed and new in solid lines) and details. 7. Existing and proposed utilities including: utility poles and boxes, transformers, generators, water, storm sewer, sanitary sewer, and fire hydrants. 8. Total parking stalls count. Show required van accessible parking space with an adjacent access aisle per ICC/ANSI Standard A1117.1-2009, ANSI 502.4. 9. Garbage/recycling facility screen details.
<input type="checkbox"/>	F. Foundation Plan
	<ol style="list-style-type: none"> 1. Stamped engineering calculations and structural drawings are required for all foundations/footings. 2. Provide plan view of foundation. 3. Location and size of exterior and interior bearing foundations/footings. 4. Location, size, embedment, and spacing of reinforcing steel anchor bolts, hold downs (if required), and post to footing connections.

<input type="checkbox"/>	G. Floor Plan
	<ol style="list-style-type: none"> 1. Show all rooms. Specify the use and size of all rooms (classify use per <i>International Building Code</i> [IBC] 302). 2. Wall legend must delineate new, existing, demolished, and relocated construction. 3. Show location, size, and door swing for all required exits. 4. Provide egress plan. 5. Specify size, grade, species, direction of run, span, and spacing of all framing members (may be provided on floor plan in lieu of separate framing plans).
<input type="checkbox"/>	H. Construction Details
	<ol style="list-style-type: none"> 1. Specify size, span, spacing, species, and grade of lumber, or manufacturer and series of steel framing for all framing members. 2. Provide attachment details for top and bottom plates. Specify size and spacing of fasteners. 3. Clearly show bearing and shear walls. Provide wall construction details. 4. Show materials and method of connection for all posts to beams connections. 5. Show sections of structure that clarify in detail the typical conditions and describe otherwise hidden conditions. 6. Provide typical wall section. Show components of wall, including finish materials. 7. Ceiling construction (size & spacing of joists) and insulation; provide cross section of dropped ceiling and detail lateral bracing requirements of ASTM Standard C636/C636M. 8. Floor and roof framing layout and details. 9. Provide full height details for all mezzanines and stairways. Details must specify framing members, spacing, and finishes.
<input type="checkbox"/>	I. Building Elevations
	<ol style="list-style-type: none"> 1. Front, rear, and side (labeled as north, south, east, and west) building elevations of proposed structures. Show full height elevation from finish floor to highest point of structure. 2. Specify finished materials to be utilized in construction. Specify size of all materials. 3. Show complete exterior weatherization details. 4. Exterior wall openings. Show all doors and windows. Specify sizes if not shown on floor plan. 5. Roof-top and ground based mechanical equipment screen details. 6. Building height calculation.
<input type="checkbox"/>	J. Barrier Free Access
	<ol style="list-style-type: none"> 1. Provide fire rated building elements complying with the fire-resistive prescriptive requirements of IBC Tables 721.1(1), 721.1(2), 721.1(3), or specify file number from the current Gypsum Association <i>Fire Resistance Design Manual</i> or the USG <i>Fire-Resistant Assemblies Manual</i> or other approved fire-resistive design manual. This applies for all rated walls and ceilings, including corridors, occupancy separations, area separation walls, etc. All fire rated assemblies shall be provided in their entirety. 2. Provide details that show how penetrations through fire resistive elements are protected using UL listed assemblies. 3. Show cross sections for required fire rated parapet walls. 4. Provide floor plans and elevations of sufficient detail to show that the building and site facilities are accessible to persons with disabilities, as provided in ICC/ANSI Standard A117.1-2009 requirements for barrier-free accessibility. 5. Plans must show an accessible route of travel. An accessible route of travel is a continuous unobstructed path connecting all accessible elements and spaces (restrooms, drinking fountains, elevators, etc.) in an accessible building or facility that can be negotiated by a person using a wheelchair and is usable by persons with other disabilities. 6. Show the primary entry door and all accessible entrances into the building. 7. Provide floor plans and elevations with dimensions for restrooms, kitchens, counters, and similar fixed facilities showing compliance with barrier-free access requirements. 8. Provide hardware schedule specifying door locksets and latch sets having lever, push operated, or other devices. 9. In an existing building, to the maximum extent feasible, the path of travel to altered areas shall be made accessible. The path of travel means a continuous, unobstructed way of pedestrian passage by means of which an altered area may be approached, entered, and exited; and which connects the altered area with an exterior approach (including sidewalks, streets, and parking areas), an entry to the facility, and other parts of the facility. (This includes restrooms, telephone, and water fountains serving the altered area.)

<input type="checkbox"/>	K. Energy/Ventilation – Select energy code compliance option and provide completed forms for option chosen (applicable when work impacts HVAC or mechanical system)
	<ol style="list-style-type: none"> 1. <i>Component Performance Compliance Approach</i> – Provide a separate sketch of elements for each wall, ceiling, and floor type. A wall schedule keyed to the individual sketches is necessary for projects with more than one wall, ceiling, or floor type. Provide appropriate sections with dimensions sufficiently detailed to indicate where each type of element occurs. 2. Provide completed <i>Lighting Power Summary</i> and <i>Lighting Budget Worksheet</i> specifically identifying light fixture (wattage for light fixtures must include ballast wattage). 3. Show compliance with the ventilation requirements of the <i>International Mechanical Code (IMC) Table 403.3</i>, as amended by the state.
<input type="checkbox"/>	L. Plumbing Plans
	<ol style="list-style-type: none"> 1. Scope of work. 2. Plumbing equipment layout over the floor plan. 3. Show plumbing isometric drawings (riser diagrams showing all plumbing dimensions for supply lines and drains). 4. Equipment schedules for boilers, water heaters, etc. including size, type and location. 5. One line schematic of domestic water service. 6. Riser diagram for multi floor buildings. 7. Location of backflow prevention devices. 8. Ground plan with pipe layout relative to structure foundations including type of material and water pressure at site. 9. Water supply fixture units (WSFU) calculations. 10. Drainage fixture units (DFU) calculations. 11. Vent pipe sizing calculations. 12. Grease interceptor-sizing calculations. 13. Pipe size and material for potable water and sewer.
<input type="checkbox"/>	M. Mechanical Plans
	<ol style="list-style-type: none"> 1. Roof plan (if equipment is located on the roof) showing all mechanical equipment, vents, roof access, and equipment screening. 2. Elevation views of building (if equipment is located on the roof) from all adjacent streets and property lines. 3. Show parapet or screening methods for both ground-related & rooftop units. (Rooftop screening must be architecturally compatible with building if the equipment extends above the roofline.) 4. Legend and general notes. 5. Mechanical envelope summary form and/or mechanical summary forms. 6. List of equipment and schedule including equipment brand names, model numbers, and input and output gas capacities, tons of cooling, efficiency ratings, cfm capacity, electric motor efficiencies, location, and weight. 7. Structural drawings required. (Weight load evaluated and seismic attached. For replacement equipment, state the weight of the old and new equipment on the plans, and show the old and new location of the replacement equipment. If the new equipment weight is equal or less than the existing, and in the same location, structural calculations will not be required.) 8. Mechanical floor plan layout. <ol style="list-style-type: none"> a. Duct and equipment layout over the floor plan. b. The size of ducts and outlets. c. The name and anticipated usage of each room. d. The cubic feet of air per minute (cfm) at each diffuser, return air register, exhaust, and transfer grills. e. Location and details of fire dampers.
<input type="checkbox"/>	N. Racks
	<ol style="list-style-type: none"> 1. Steel storage racks shall be designed per IBC 2209 and 1705.12.7, and shall be designed by a Washington State licensed professional engineer per IBC Chapter 16. 2. Load application and rack configuration drawings shall be furnished with each rack installation. 3. Plans shall detail rack locations; height and length of each rack; width of aisles; ceiling/roof height; location of exits; and shall detail products, including packaging, shelving, and sprinkler design information. 4. Specify size, spacing, and manufacturer of anchors. 5. High pile storage racks shall comply with <i>International Fire Code (IFC)</i>.

<input type="checkbox"/>	<input type="checkbox"/>	O. Other items deemed pertinent by the Building Division.

I acknowledge that the above required documents/plans contain all the listed information.

Initials / date

PLANNING PACKET REQUIREMENTS (Only required for change of use or when building footprint is modified)

Sub.	
<input type="checkbox"/>	A. Site Plan (See Building Packet for requirements)
<input type="checkbox"/>	B. Building Elevation (See Building Packet for requirements) (applicable for external modifications)
<input type="checkbox"/>	C. Landscape Plans (applicable if change of use) A detailed landscape plan shall be drawn to scale by a Washington state registered landscape architect, a Washington state certified nurseryman, or a Washington state certified landscaper. The landscape plan must

	<p>include the following information to be considered complete:</p> <ol style="list-style-type: none"> 1. Site address. 2. Property lines. 3. Lot dimensions and total square footage. 4. North arrow and decimal engineering scale (only use one of the following scales: 1"=10', 1"=20', or 1"=30'). The site plan, tree retention plan and landscape plan generally should use the same scale. 5. Proposed and existing building locations. 6. All areas designated as undeveloped or for future development. 7. All existing and proposed public and private roads, driveway accesses and road right-of-ways with dimensions and road names, including curbs and gutters, sidewalks and/or edges of pavement. Include all existing driveways within 200 feet of the subject property on both sides of all streets, in both directions along public street frontages. 8. All easements (access, utility, railroad, storm water, etc.). Indicate type and dimensions of easement. 9. Location of existing and proposed fire hydrants on site. 10. All major manmade or natural features (slope, shorelines, riparian areas, railroad tracks, bridges, etc.). 11. Water features or wetlands, including but not limited to lakes, ponds, saltwater, year-round or seasonal streams, creeks, wetlands, gully or natural drainage way, drainage ditches, etc. 12. Adjacent uses (undeveloped, single family, commercial, etc.) and the location of any structures within 5 feet of the property line on all abutting property. 13. Location of all proposed landscape areas, including landscape islands in parking areas. Provide dimensions and square footage calculations for each landscape area inside of curbing. 14. Location and dimensions of all paved areas and curb cuts, including pedestrian sidewalks, walkways and paths. Provide the height of all curbs and total square footage of paved areas. (Include dimensions and calculations of total square footage of paved and gravel areas). 15. Type of paving material(s) to be utilized, including pedestrian sidewalks, walkways and paths. 16. Location of any graveled areas (include dimensions and total square footage). 17. Location of all parking stalls. Provide dimensions of stalls, accesses and drive aisles including calculations of total square footage of parking and maneuvering areas. 18. Outside storage areas (include calculations of total square footage of area). 19. Proposed location of trash dumpster(s) and illustrate fencing and landscape details. 20. Existing and proposed fences and retaining walls (type of materials and height). 21. Location of overhead loading doors and indicate loading deck height (dock-high or ground level). 22. Location of all exterior entrance/exit doors.
<input type="checkbox"/>	D. Other items deemed pertinent by the Planning Division.

I acknowledge that the above required documents/plans contain all the listed information.

Initials/date

PUBLIC WORKS AND ENGINEERING PACKET REQUIREMENTS (Only required for change of use or when building footprint is modified)

Separate Engineering (PW) Permit Submitted? No Yes Submittal Date: _____

Notes _____

	A. Site Plan (See Building Packet for requirements)
	B. Topographic and boundary survey of existing conditions
	<ol style="list-style-type: none"> 1. Project name, plan date, and/or revision date(s). 2. Name, phone number, and license stamp of surveyor. 3. North arrow and bar scale. 4. Existing grades, minimum two-foot contours for slopes less than 15 percent and five-foot contours for slopes 15 percent or greater. Call out Critical Areas (Steep Slopes). 5. Existing property lines, easements, lot corners, and monuments. 6. Existing utilities including: utility poles and boxes, water, storm sewer, sanitary sewer, underground cable and fiber optics, gas, and fire hydrants. 7. Existing wetlands, wetland buffers. 8. Existing trees. 9. Existing structures, fences, walls, etc.
	C. Grading/Demolition Plan
	<ol style="list-style-type: none"> 1. All items listed in B (above). 2. Proposed contours. 3. Proposed demolition. 4. Proposed improvements. 5. Retained trees.
	D. Erosion Control Plan
	<ol style="list-style-type: none"> 1. Overlaid on Grading/Demolition Plan. 2. Proposed sediment retention. 3. Proposed flow control facility 4. Perimeter control.
	E. Storm Drainage Plan and Profiles
	<ol style="list-style-type: none"> 1. Existing and proposed conveyance system with pipe type, sizes, etc. (may be combined with frontage improvement plan). 2. Proposed detention/retention system in plan and profile views. 3. Proposed water quality system in plan and profile views. 4. Proposed Low Impact Development measures.
	F. Frontage Improvement Plan and Profiles
	<ol style="list-style-type: none"> 1. Plan view of existing and proposed road, curb, gutter, sidewalk, ADA ramps, driveways, and utilities. 2. Profile view of road centerline grades, gutter flowline grades, vertical and horizontal curves, with stationing. 3. Section view showing pavement section, curb, gutter, and sidewalk. 4. Striping Plan. 5. Signage.

	G. Street Lighting Plan with Photometrics
	1. Plan view with streetlights, J-boxes, conduit, control cabinets. Include stationing. 2. Photometric plan.
	H. Landscape Plan
	1. All landscape plan items listed in the Planning Packet (above). 2. Street tree locations. 3. Low Impact Development soils and planting plan.
	I. Details
	1. Low Impact Development measures. 2. Control Structure. 3. Water Quality. 4. All applicable standard City details for streets, street tree planting, street lighting, striping, signage, erosion control, storm structures, etc. 5. ADA ramps with elevations to fit site.
	J. Drainage Design Report
	K. Geotechnical Report with Soils Infiltration tests
<input type="checkbox"/>	L. Other Plans/Reports (check required items)
	1. Traffic Signal. 2. Rapid Flashing Beacon/Crosswalk. 3. Offsite improvements. 4. Sight Distance Analysis. 5. WSDOT Approval. 6. Other
	M. Other items deemed pertinent by Public Works

I acknowledge that the above required documents/plans contain all the listed information.

Initials/date

FIRE DEPARTMENT PACKET REQUIREMENTS

Sub.	
<input type="checkbox"/>	A. Site Plan (See Building Packet for requirements)
<input type="checkbox"/>	B. Floor Plan (See Building Packet for requirements)
<input type="checkbox"/>	C. Certificate of Water Availability
<input type="checkbox"/>	D. Water System Hydraulic Model (<i>fire flow</i>) report
<input type="checkbox"/>	E. Other items deemed pertinent by West Pierce Fire and Rescue
<input type="checkbox"/>	

I acknowledge that the above required documents/plans contain all the listed information.

Initials/date

STAFF USE ONLY

File # _____ - _____ - _____

Intake by: _____

Date: _____

