

City and Borough of Sitka Public Works Department

FOUNDATION ONLY PERMIT

This permit is issued to the undersigned with the understanding that the applicant assumes all responsibility for the construction of the foundation, realizing that the plans have not been completely checked nor approved for construction, as to the loads presumed to be carried on the foundation or as to the superstructure to be erected thereon. **Note that a sprinkler main cannot be run under the building it serves.**

Before the foundation is used or a permit is issued for the construction of any structure on the foundation, the same must be made to conform in every manner with current ordinances and laws governing the construction of foundations for buildings. In issuing this permit, the municipality makes no warranties concerning compliance with either codes or ordinances and takes no responsibility for any failure of compliance or its consequences.

City approval of this permit does not authorize encroachment into any easement, required zoning setback, or recorded or unrecorded utility easement. Note that not all easements are reflected on plats. Nor does approval invalidate any covenants or subdivision plat restrictions. We strongly recommend a title search prior to any construction.

No work above the sole plate is to be started before a building permit has been issued. This permit must be submitted with a plot plan showing the location of all existing and proposed structures, and **showing discharge of drainage from yards, roofs, and foundations.**

STREET ADDRESS: _____

OWNER/APPLICANT: _____ **CONTACT PHONE:** _____

OWNER/APPLICANT SIGNATURE: _____ **DATE:** _____

CITY ENGINEER/utilities connection application req'd for new structures: _____

PLANNING DIRECTOR: _____ **ELECTRIC DEPT:** _____

BUILDING OFFICIAL: _____ **WATER/WASTEWATER DEPT:** _____

DRAINAGE: _____ **SPRINKLER MAIN LOCATION:** _____

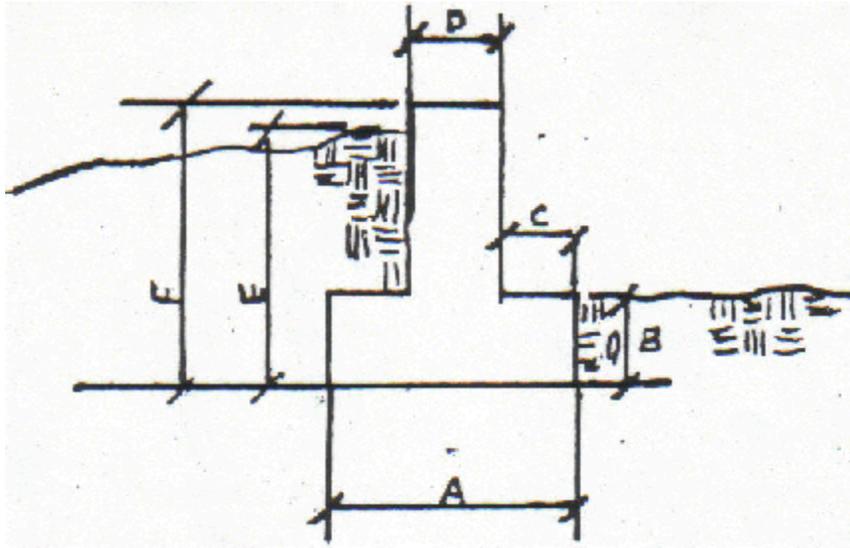
FLOOD ZONE: _____

Elevation certificate is required for any structure located within a flood plain.

Unless specifically approved otherwise, this permit does NOT authorize construction of a stem wall or retaining device more than four (4) feet in height.

COMMENTS: _____

TYPICAL FOOTING/STEM WALL MINIMUM REQUIREMENTS



SINGLE STORY

A = 12"
B = 6"
C = 3"
D = 6"
E = 18"
F = VARIES

2 STORY

A = 15"
B = 7"
C = 3 1/2"
D = 8"
E = 18"
F = VARIES

3 STORY

A = 18"
B = 8"
C = 4"
D = 10"
E = 24"
F = VARIES

NOTE:

1. Additional design criteria include but are not necessarily limited to the following:
 - a. Frost Depth: 18" (Base of footing, or base of non-frost susceptible fill, must be 18" or more below grade)
 - b. Seismic: 0.2 second spectral response, $S_s = 0.97$ g 1.0 second spectral response, $S_1 = 0.50$ g
 - c. Wind Speed, fastest 3-second gust – 120 mph
 - d. Snowload – 50 psf ground snow load
2. Reinforcing steel shall be designed for each structure following either the criteria outlined in the 2012 IRC (for residential) or 2012 IBC (for public/commercial), or other nationally recognized standards.