This handout serves as a brief overview on Typical Residential Construction Details, for more information on specific requirements, please refer to the City of Liberty Lake Building Code.
3/8" (min.) structural wall sheathing, nailed per 2012 IRC

Main level only

1/2"x 10" anchor bolts or as required with tie down devices at panel end studs, capable of resisting uplift of 1800 lbs.

continuous footing and stemwall

rebar as required per 2012 IRC

1/2"x 10" anchor bolts 12" from ends of boards and 72" oc maximum.

Pressure treated sill plate with sealer
STRUCTURAL SHEETING, NAILED PER 2012 IRC

ROOFING PER 2012 IRC, APPLIED PER MANUFACTURERS SPECS.

PREMANUFACTURED TRUSSES

30# ASPHALT SATURATED PAPER TO INSIDE OF TOP PLATE, 15# REMAINDER

HURRICANE TIES

INSULATION AS DETERMINED BY HEAT LOSS CALCULATIONS WITH 6 MIL VAPOR BARRIER ON WARM IN WINTER SIDE OF INSULATION

CONTINUOUS SOFFIT VENT

2X_ STUDS 24" OC MAXIMUM

SIDING OVER STUDS OR WALL SHEETING, NAILED PER 2012 IRC

PRESSURE TREATED SILL PLATE WITH SILL SEALER

MINIMUM 6" STEMWALL WITH ONE #4 REBAR WITHIN 6" OF TOP AND BOTTOM OF WALL AND 24" OC HORIZONTAL. #4 REBAR VERTICAL AT 48" OC FOR WALLS UNDER 48" IN HEIGHT.

MINIMUM 12"X 6" FOOTING WITH 2-#4 REBAR CONTINUOUS AROUND ENTIRE STRUCTURE, SUPPORTED 3" ABOVE BOTTOM

24" MINIMUM

TYPICAL WALL SECTION
Handrail:
Return ends to wall or terminate at newell post.

Intermediate rail spacing or pattern so that 4-inch sphere cannot pass through.

Triangular area formed by tread, riser and guardrail so that 6-inch sphere cannot pass through.
DECK DETAIL

36 inch high guardrail
4 inch spacing

joist hanger
through bolts - no lags or nails

house wall

beam sized to carry load
post to beam connector
pressure treated post or redwood

post base in concrete
ground level

concrete footing

24" minimum
Provide drainage away from the building shown by arrows.

Refer to the City Development Code for specific setback information for the zone.
Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation.

For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the City of Liberty Lake Planning & Building Services.

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