



MASTER PLAN POLICY **From the Enumclaw Building Department**

Enumclaw's Master plan program allows a builder to apply for multiple house plans for a development; typically these are a standard plan and a reverse of the standard plan and may be utilized throughout a development. The builder will pay full fees for the first plan review followed by 25% of the permit review fee for all subsequent lot specific reviews. For a 2,500 square foot house this means that the \$1484.84 plan check fee is paid for the initial review followed by \$371.71 plan check fees for all subsequent houses built off the same plans. Additionally, all of the subsequent lot specific reviews will proceed through an expedited process.

The master plan are;

- Single Family Homes
- May not be able to be used if within a critical area such as a steep slope, flood zone or over any active volcanos.
- Can utilize in multiple subdivisions provided that the plan is designed to the worst case scenario for soil bearing capacity.
- May be utilized for home in areas where design standards are required

The original and correct left or right (Standard or Reverse) city approved Master Plan must be present on site during building inspections

Mater plan Options are limited to;

- Den/bedroom
- Bay window
- 2/3 car garage
- Deck and porch options
- 2 roof layout options provided no structural changes below the top plate
- Left/right option
- Floor systems (i.e. I-joist, solid lumber, web joist)

The application package shall consist of;

Complete and submit a Master Plan application form accompanied by:

- 2 plan sets
- 2 sets of engineering
- 2 Sets of roof truss packages
- Energy calculations and forms
- The following notes apply to these options:

- Floor truss option: submit 2 sets of each system
- Left/Right option: submit 2 sets of the Left and 2 of the Right
- Submit 2 sets of engineered truss design documents for each design
- Footprint drawing that also shows the roof drip line of the building. Include all decks, cantilevers, fireplace chases, rain gutters and extensions from wall line.
- The plan check fee you pay will be based on square footage of largest house plan, e.g. a 3 car garage if you plan on building both a 2 car and 3 car version.
- After the Master Plan has been approved you may submit building permit applications for individual lots. The 25% plan review fee will be charged for each application submitted under an approved Master Plan Building permit. All building permit developer fees shall be paid prior issuance. The permit holder shall be responsible for maintaining the approved job site copy plans and have them available one site at the time of inspection

Revisions to an existing approved Master Plan are **not** permitted. However, there are two options that you may pursue:

1. If your goal is to revise an approved Master Plan for use on one lot. It will be treated as a typical building permit and will go through the normal building permit process. The approved plans will be useable on that single lot.
2. If your goal is to seek revision for use on multiple lots you will need to submit a new Master Plan application with full plan sets upon which a new Master Plan number will be assigned. All original and correct approved plans must be on site during building inspections. Additionally, the lot specific permit card must have the correct corresponding city issued Master plan permit number (e.g. MP160001).

The building inspector is authorized to approve minor modifications to approved plans during site inspections. Any modifications that require professional documentation must be available on site at every applicable lot under construction.