

Jeff Watson

From: Michael Flory
Sent: Friday, March 27, 2015 3:02 PM
To: Jeff Watson
Cc: Brenda Larsen; Lisa Iammarino
Subject: CU-14-00004 Comments
Attachments: CU-14-00004 McIntosh Comments.doc; doc04532920150327131125.pdf

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March 27, 2015

Jeff Watson
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: McIntosh CUP (CU-14-00004)

Dear Mr. Watson,

Thank you for the opportunity to comment on the above listed Conditional Use Permit Application.

After review of the CUP application, and meeting with the applicant on 3/26/15, I have the following comments:

1. The existing building was submitted for permit as a private craft room/workshop building permit number BP-13-00339 and is classified as a Type VB Occupancy U. This is consistent with private garages, workshops, and storage buildings, etc. This structure cannot be used for commercial purposes such as the applicant has stated the intended nature of the CUP for hosting weddings and other parties without further permitting and retro-fit of fire and life safety code standards for an A Occupancy. Bathrooms, exits, Accessibility and other code requirements are necessary prior to use of the building for the applicants intended use.
2. The intended Occupancy of the building could fit an A-2 Occupancy (Banquet Hall) where food and drink consumption occurs, thus requiring fire sprinklers with occupant load of over 100 persons. If the applicant can provide justification to classify the building as an A-3 Occupancy (Community Hall) then the occupant load may be up to 300 without fire sprinklers.
3. It is unclear how many persons the applicant wishes to have in attendance and the occupant load and specific uses determine the code requirements for this building and facility. We ask that the applicant provide a detailed description of use(s) of the building and property and the types of events whether they are indoors, outdoors, or both to be held on the property.
4. The applicant has several code violations on this property already and has demonstrated the propensity to continue to use and occupy this structure and others without proper permits and fire, life-safety conditions.
5. Further comment may be necessary depending on use(s) and maximum number of persons.
6. Attached please find notes taken from the meeting with the applicant 3/26/15.

Please don't hesitate to contact me should you have any further questions.

Michael Flory
Certified Building Official

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