



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

TO: The Brick House Nursery

FROM: Jeremy Larson, Building Official
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DATE: October 5, 2022

SUBJECT: Pre-Application Meeting PM-22-00015, CDS Building Notes.

1) Building Codes:

Any new construction shall be designed and built per the current Kittitas County adopted codes in KCC 14.04 at the time of individual permit submittal. At this time, we have adopted the 2018 I-Codes with Washington State Amendments.

Ground snow load is 59 PSF. Engineering is required for commercial structures.

Use wind exposure C.

Seismic zone is D1.

Wind speed is 110 Vult.

2) Buildings:

- a. Occupancy for the cabins would remain the same, however, you will need to register with the Fire Marshal's office for annual Fire, Life Safety inspections. Please contact the Fire Marshal's Office regarding FLS inspections, WUIC, fire lane and fire flow requirements. I believe Deputy Fire Marshal Dietzel said he would meet with you regarding the special event requirements during the on-site WUIC inspection for the nursery.
- b. The proposed restroom building will need to be made accessible.
- c. Accessible parking and route to Accessible space(s) provided with hard surface such as asphalt or concrete. The parking symbol and signage of Accessibility is required. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building/ pedestrian entrance per WAC 51-50-1106. Wherever practical, the accessible route shall not cross lanes of vehicular traffic. Where crossing traffic lanes as necessary, the route shall be designated and marked as a crosswalk.
- d. Verify there is no more than 1:20 slope for the Accessible path from Accessible Parking to the building(s) and all facilities entrances and amenities. Please show path and state the maximum allowed slope on the drawings.
- e. All buildings or facilities shall be made Accessible per ANSI A-117; the latest adopted edition. Please show all Accessible features for rooms, counter areas and seating areas where Accessibility is required. Please show precise details such as counter heights, maximum reach distances, door swings, etc. Restrooms shall meet Accessibility with the same level of detail.
- f. Two (2) complete sets of plans and engineer's calculations are required for each building.

3) **Permitting:**

- a. Building permit review times are running about 12-14 weeks for first review and may be longer for a commercial structure.
- b. Due to the ground snow load being over 50 PSF, engineering is required for the restroom facility.
- c. Two (2) complete sets of engineer or architect-stamped plans are required for each building.

Disclaimer:

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.