

## Bradley Gasawski

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**From:** Jeremy Larson  
**Sent:** Friday, December 1, 2023 2:04 PM  
**To:** Bradley Gasawski  
**Subject:** RE: RU-23-00001 Teanaway Ridge NOA Memo  
**Attachments:** Design Criteria 346534.pdf

Bradley,

Thank you for the opportunity to comment on this reasonable use application. The design criteria for this parcel is attached to this email.

- A building permit may be required for renovations to the caretaker's residence. Depending on the extent of the renovations, the permit could require structural engineering and the structure may also be required to be brought up to the current State Building Codes.
- A building permit may be required for renovations to the large kitchen/ dining hall/ activity center facility. Depending on the extent of the renovations, the permit could require structural engineering and may also be required to be brought up to current State Building Codes.
- There are several issues with the existing bunkhouse foundations. I looked through the Building Department files and found no evidence of inspections being performed on the foundations that were permitted in 2000 and 2002. These foundations appear to have been sitting unprotected for over twenty years at this point. For new structures to be permitted and placed on these foundations, the owner would need an engineer to assess the condition of the existing foundations and whether the design is to current building code standards. If it is found that the foundations are adequate to be built upon, the building plans would need to be designed and sealed by a licensed engineer or architect.
- Each separate structure will require a separate building permit.
- State Building Codes will be updating to the 2021 code cycle on March 15, 2024.
- Washington State Commercial Energy Code compliance documentation is required for conditioned structures. Additional information and assistance can be found at [waenergycodes.com](http://waenergycodes.com)
- Accessibility 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.
- 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. Verify there is no more than 1:20 degree 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. Provide passing spaces at 200 foot intervals or less.
- This is not a complete list of review items and additional review questions/issues will arise at full review due to the limited information provided. Feel free to reach out with additional questions as your project develops.

-Jeremy

**Jeremy Larson, CBO**  
**Building Official**

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To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>

To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>

To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>

If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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**Subject:** RU-23-00001 Teanaway Ridge NOA Memo

Good Morning,

CDS is requesting comment on the following **reasonable use** application: **RU-23-00001 Teanaway Ridge**. Links to the file materials can be found below. The comment period will end **December 1, 2023, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

**Internal Link:** [RU-23-00001 Teanaway Ridge](#)

**External Link:** [RU-23-00001 Teanaway Ridge](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “**Reasonable Use**” and then the project file number “**RU-23-00001 Teanaway Ridge**”.

Thank you,

**Bradley Gasawski | Planner I**

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