



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

May 18, 2021

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

RE: VA-21-00004 Hatcher Variance

Dear Ms. Bacon,

Thank you for the opportunity to comment on the above listed Variance application.

Both the 2018 International Residential Code and the 2018 International Building Code require a minimum of 5 feet setback to a property line for fire protection.

If the building setbacks are reduced, the structure would need to meet a minimum one-hour fire resistance rating from both sides, based on a U occupancy associated with an R-3 use. If this were a commercial use the distance and fire ratings will go up.

To keep things simple for the applicant and to help protect the neighboring property, I suggest a setback of no less than 5 feet to the property line.

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

MIKE FLORY

Mike Flory,
Building Official