



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

September 20, 2022

Jeremiah Cromie
Planner I
Kittitas County CDS
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: VA-22-00004 (Pemsel)

Jeremiah,
Please see my comments below regarding the setback variance application for Pemsel. Let me know if you have questions.

Regards,

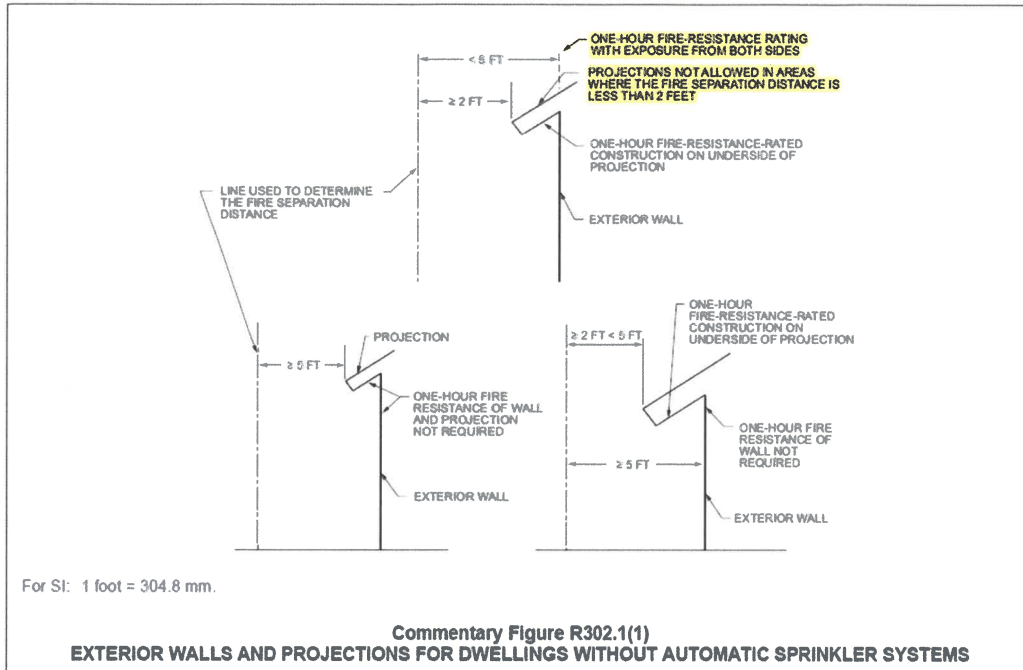
Jeremy Larson

Jeremy Larson
Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
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cc:

*2018 IRC Table R302.1(1) does not allow roof eaves, overhangs or any projections closer than 24 inches to a lot line.



*Exterior walls and projections located less than five (5) feet from a lot line must be one-hour fire-resistant rated. If the structure is provided with automatic sprinklers, walls and projections less than three (3) feet from a lot line must be one-hour fire-resistant rated.

TABLE R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

EDGE OF

FRONT PROF

25'

8'

* 24" MIN. FIRE SEPARATION REQ.
- NO EXCEPTION ALLOWED

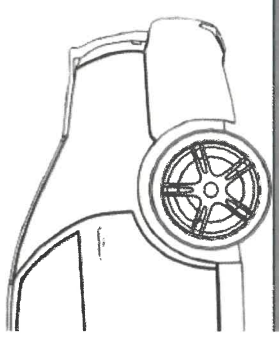
* 1-HOUR FIRE-RES. RATED CONSTRUCTION
REQ. FOR ENTIRE PORCH (NOT REQ. IF STRUCTURE HAS AUTO. SPRINKLERS)

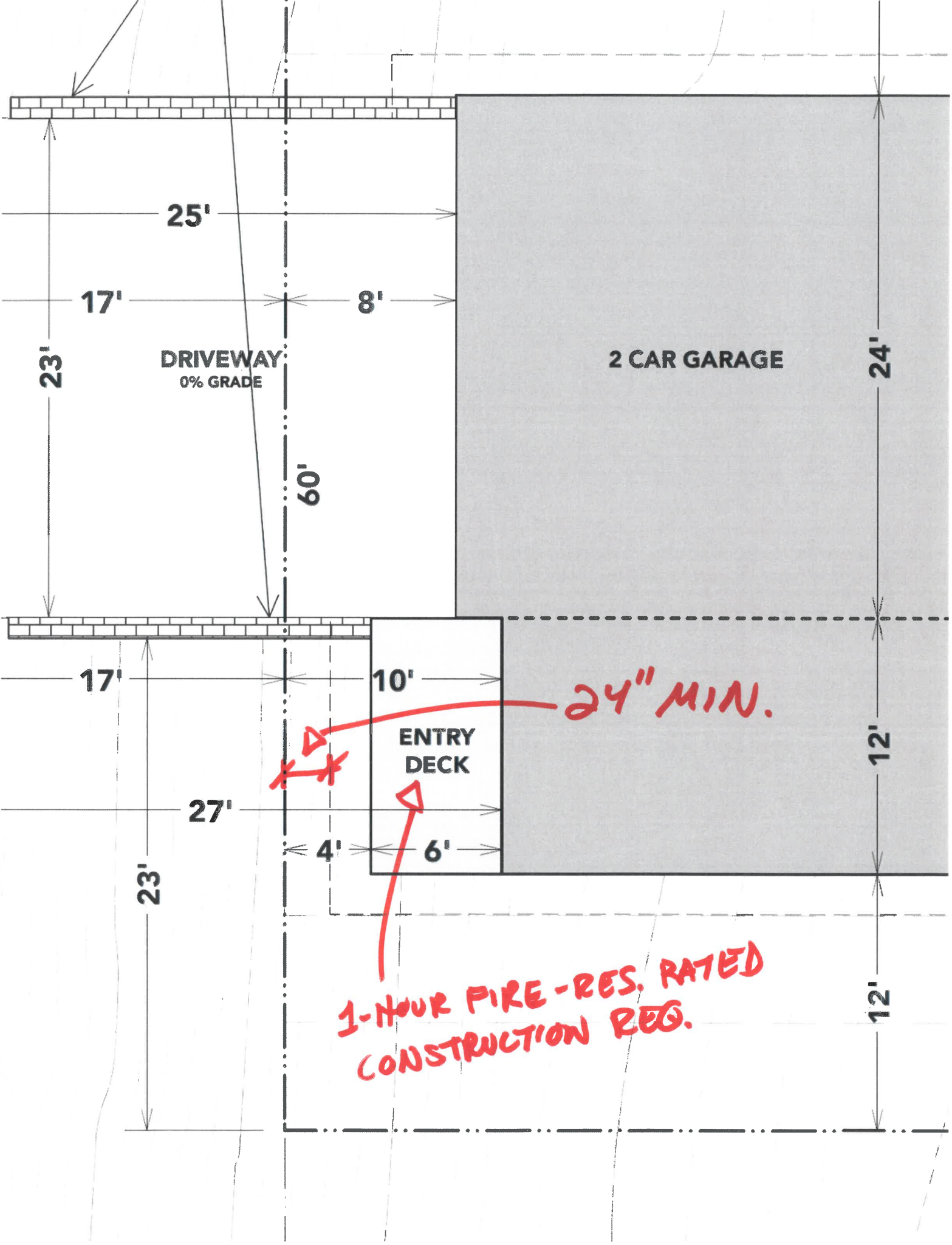
16" TALL PRECAST CONCRETE BLOCK RETAINING WALL WITH 3" TALL PRECAST CONCRETE BLOCK PEDESTRIAN AND VEHICULAR BARRIER DESIGNED BY GEOTECHNICAL ENGINEER. BLOCKS CAN EASILY BE LIFTED AND MOVED IF THERE ARE ANY FUTURE ROW IMPROVEMENTS. THIS PROPOSAL IS SIMILAR AND CONSISTENT WITH THE CONCRETE BLOCK RETAINING WALL GRANTED IN THE ROW AT PARCEL 438435.

4"

SNOOQUALI

DRIVEWAY 0% GRADE





25'

17'

23'

DRIVEWAY
0% GRADE

8'

60'

2 CAR GARAGE

24'

17'

10'

24" MIN.

ENTRY
DECK

27'

4'

6'

12'

23'

1-HOUR FIRE-RES. RATED
CONSTRUCTION REQ.

12'