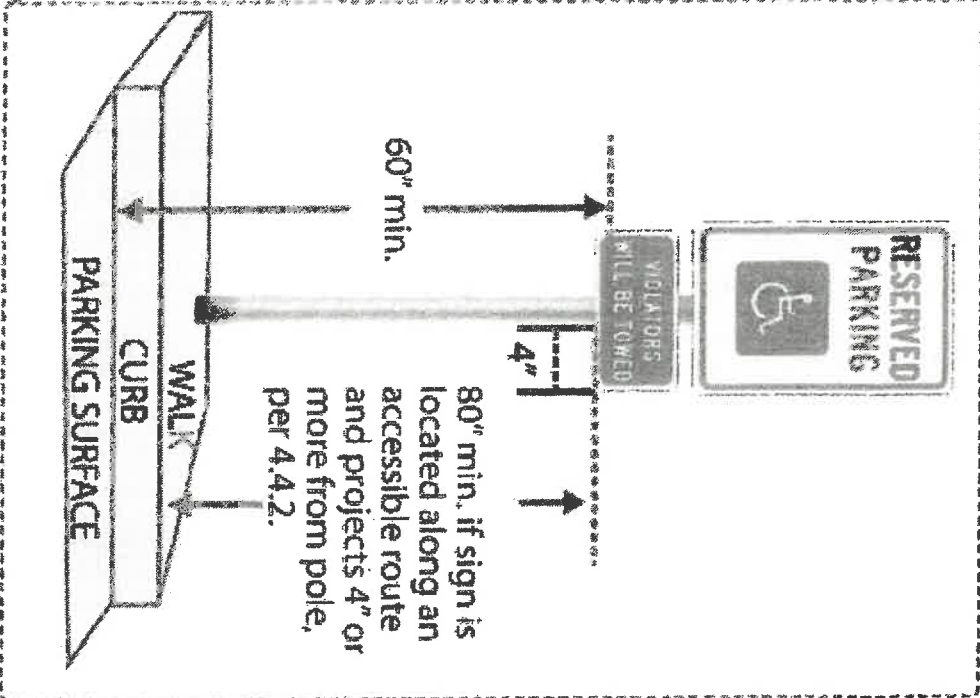
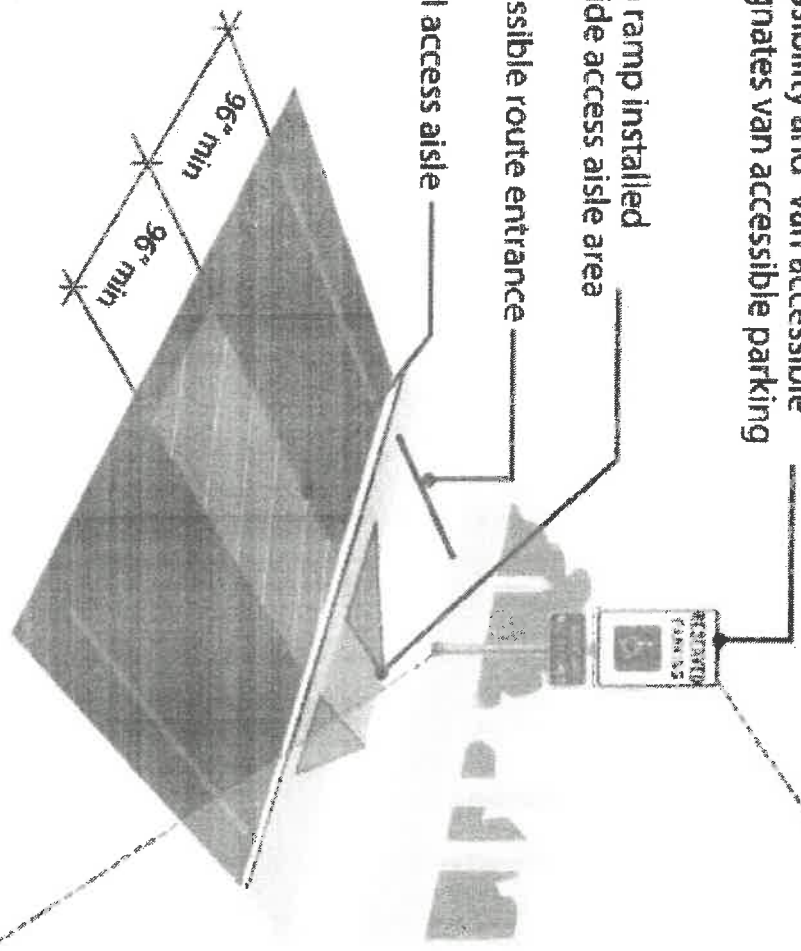


Sign with international symbol of accessibility and "van accessible" designates van accessible parking

Curb ramp installed outside access aisle area

Accessible route entrance

Level access aisle



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WAC 51-50-1106 Section 1106—Parking and passenger loading facilities.

1106.7 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route shall be designated and marked as a crosswalk.

EXCEPTION:

1. In multilevel parking structures, van accessible parking spaces are permitted on one level.
2. Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 22-13-094, 23-12-103, and 23-20-023, § 51-50-1106, filed 6/14/22, 6/7/23, and 9/25/23, effective 3/15/24. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-067, § 51-50-1106, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-097, § 51-50-1106, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 70.92, 19.27, and 34.05 RCW. WSR 07-01-091, § 51-50-1106, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-108, § 51-50-1106, filed 12/17/03, effective 7/1/04.]

502.9.1.2 Narrow sidewalks. An access aisle is not required where the width of the adjacent sidewalk or the available right-of-way is less than or equal to 14 feet (4265 mm). Where an access aisle is not provided, the parking spaces shall be located at the end of the block face.

502.9.2 Perpendicular or angled parking spaces. Where perpendicular or angled parking is provided, an access aisle 96 inches (2440 mm) wide minimum shall be provided at street level the full length of the parking space and shall connect to a pedestrian access route. The access aisle shall comply with Section 502.4 and shall be marked so as to discourage parking in the access aisle. Two parking spaces are permitted to share a common access aisle.

502.10 Parking meters and parking pay stations. Parking meters and parking pay stations that serve parking spaces shall comply with Section 309.

502.10.1 Location. At parallel parking spaces, parking meters shall be located at the head or foot of the parking space.

502.10.2 Displays and information. Displays and information shall be visible from a point located 40 inches (1015 mm) maximum above the center of the clear space in front of the parking meter or parking pay station.

502.11 Electrical vehicle charging stations. An electrical vehicle charging station serving a parking space shall comply with Section 502.11.

502.11.1 Operable parts. Operable parts on the charging station intended for operation by the user, including card readers, shall comply with Section 309.

502.11.2 Accessible route. An accessible route shall be provided from the access aisle adjacent to the parking space to the clear floor space complying with Section 502.11.1 adjacent to the vehicle charging station. When the vehicle is being charged, the accessible route shall not be obstructed by the cable between the car and charging station.

502.11.3 Obstructions. Protection bollards, curbs or wheel stops shall be located so that they do not obstruct the clear floor space required by Section 502.11.1 or the accessible route required by Section 502.11.2.

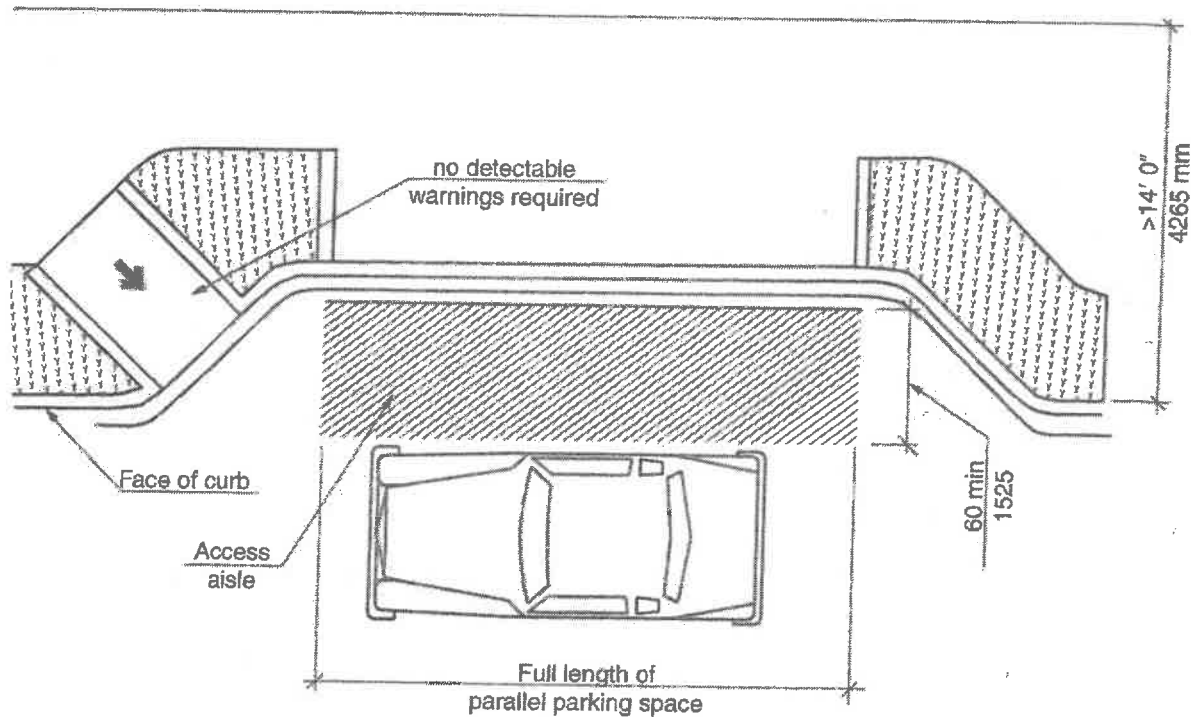


FIGURE 502.9.1 WIDE SIDEWALKS

ments shall be permitted to include the full width of the line defining the parking space or access aisle.

502.4 Access aisle. Car and van parking spaces shall have an adjacent access aisle complying with Section 502.4.

502.4.1 Location. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. Parking spaces shall be permitted to have access aisles placed on either side of the car or van parking space. Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space.

502.4.2 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) minimum in width.

502.4.3 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.4.4 Marking. Access aisles shall be marked so as to discourage parking in them. Where access aisles are marked with lines, the width measurements of access aisles and adjacent parking spaces shall be made from the centerline of the markings.

Exception: Where access aisles or parking spaces are not adjacent to another access aisle or parking space, measurements shall be permitted to include the full width of the line defining the access aisle or parking space.

502.5 Floor surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.

502.6 Vertical clearance. A vertical clearance of 98 inches (2490 mm) minimum shall be provided at the following locations:

1. Parking spaces for vans.
2. The access aisles serving parking spaces for vans.
3. The vehicular routes serving parking spaces for vans.

502.7 Identification. Where parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with Section 703.6.3.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the floor of the parking space, measured to the bottom of the sign.

502.8 Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, do not obstruct the required clear width of adjacent accessible routes.

502.9 On-street parking spaces. On-street parallel parking spaces shall comply with Section 502.9.1. On-street perpendicular or angled parking shall comply with Section 502.9.2.

502.9.1 Wide sidewalks. Where the width of the adjacent sidewalk or available right-of-way exceeds 14 feet (4265 mm), an access aisle 60 inches (1525 mm) wide minimum shall be provided at street level the full length of the parking space and shall connect to a pedestrian access route. The access aisle shall comply with Section 502.4 and shall not encroach on vehicular travel lanes.

502.9.1.1 Alterations. In alterations where the street or sidewalk adjacent to the parking spaces is not altered, an access aisle shall not be required provided the parking spaces are located at the end of the block face.

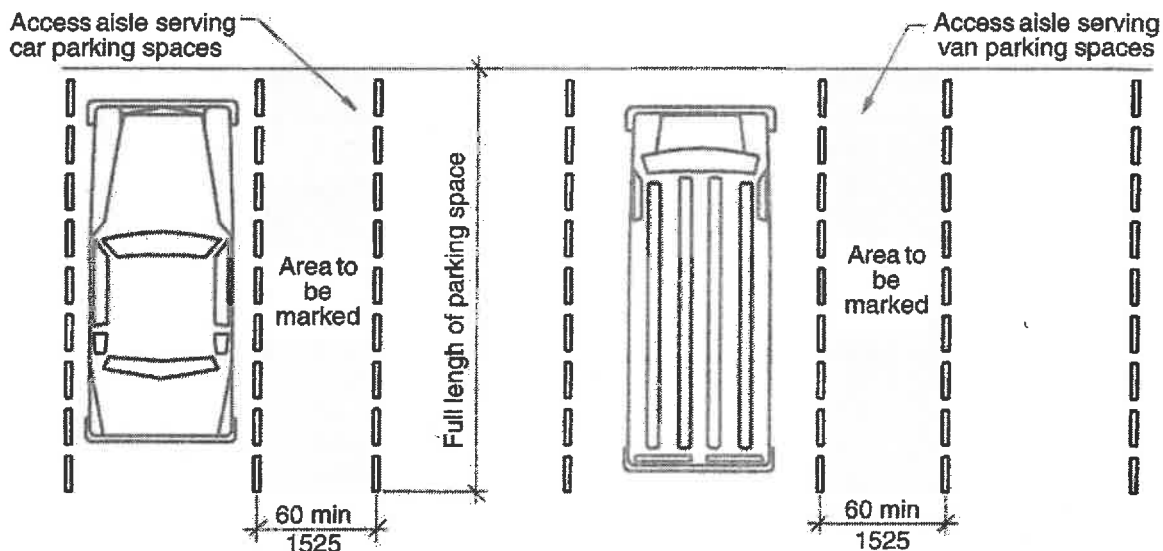


FIGURE 502.4
PARKING SPACE ACCESS AISLE

CHAPTER 5

GENERAL SITE AND BUILDING ELEMENTS

SECTION 501 GENERAL

501.1 Scope. General site and building elements required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 5.

SECTION 502 PARKING SPACES

502.1 General. Car and van parking spaces in parking lots shall comply with Sections 502.2 through 502.8. Car and van parking spaces provided as part of on-street parking shall comply with Sections 502.9 and 502.10. Where an electrical vehicle charging station is provided at a parking space, it shall comply with Section 502.11.

502.2 Vehicle space size. Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3355 mm) minimum in width.

Exception: Where the adjacent access aisle is 96 inches (2440 mm) minimum in width, van parking spaces shall be 96 inches (2440 mm) minimum in width.

502.3 Vehicle space marking. Car and van parking spaces shall be marked to define the width. Where parking spaces are marked with lines, the width measurements of parking spaces and adjacent access aisles shall be made from the centerline of the markings.

Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measure-

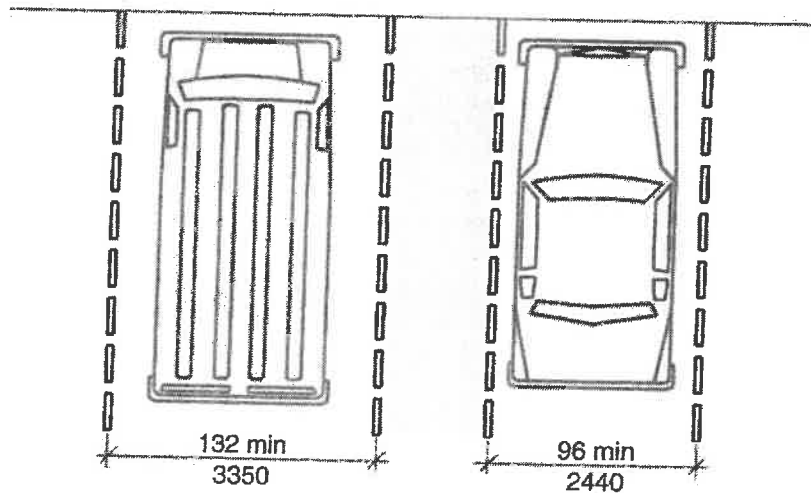


FIGURE 502.2(A)
VEHICLE PARKING SPACE SIZE

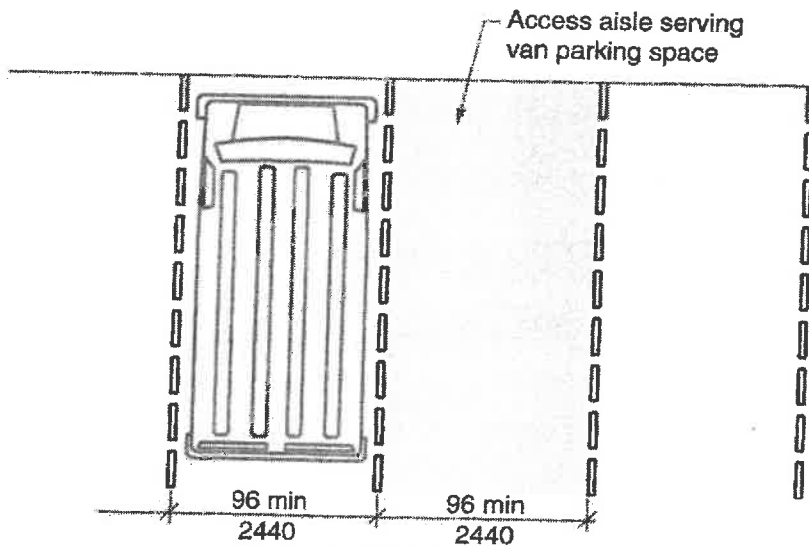


FIGURE 502.2(B)
VAN PARKING SPACE SIZE EXCEPTION

**SECTION 1104
ACCESSIBLE ROUTE**

1104.1 Site arrival points. At least one *accessible route* within the *site* shall be provided from public transportation stops, *accessible parking*, *accessible passenger loading zones*, and public streets or sidewalks to the *accessible building entrance* served.

Exception: Other than in buildings or *facilities* containing or serving *Type B units*, an *accessible route* shall not be required between *site arrival points* and the building or *facility entrance* if the only means of access between them is a vehicular way not providing for pedestrian access.

1104.2 Within a site. At least one *accessible route* shall connect *accessible buildings*, *accessible facilities*, *accessible elements* and *accessible spaces* that are on the same *site*.

Exceptions:

1. An *accessible route* is not required between *accessible buildings*, *accessible facilities*, *accessible elements* and *accessible spaces* that have, as the only means of access between them, a vehicular way not providing for pedestrian access.
2. An *accessible route* to recreational facilities shall only be required to the extent specified in Section 1110.

**TABLE 1106.1
ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000



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"

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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RECIPIENT:

Date: 01/27/2026

Map #:	18-19-07000-0020
Parcel:	474234

Site Address: 730 Alford RD, Ellensburg, WA 98926

Kittitas County CDS

2021 IRC Table R301.2(1) (SEE KCC SECTION 14.04.020 FOR FOOTNOTES)

GROUND SNOW LOAD	WIND SPEED (d) (mph)	SEISMIC DESIGN CATEGORY (F)	WEATHERING (a)	FROST LINE DEPTH (b)	TERMITE (c)	WINTER DESIGN TEMP(e)	ICE BARRIER UNDERLAYMENT REQUIRED(h)	FLOOD HAZARDS (g)	AIR FREEZING INDEX(i)	MEAN ANNUAL TEMP(j)
Min. 30 psf Roof (Pf)	110 Vult	C, D0 and D1 are present	Severe	24"	Slight to Moderate	2F	Yes		1,000-2,000	50 F

SNOW LOAD INFORMATION

Elevation: 1973 x 0.025 = Ground Snow Load (PG): 49 psf

Roof Snow Load Formula (PF) = (0.7)(CE)(CT)(I)(PG)

Exposure Factor (Ce)	Thermal Factor (Cr)	Importance Factor (I)
1	1.1 Heated	1
1	1.2 Unheated	1

Roof Snow Load (Pf)
38 psf For Heated Structures
41 psf For Unheated Structures

ALSO, See ASCE 7.10 For Other Snow Load Issues

Section 7.4 Pitch Reduction. Do not reduce where snow cannot slide off roof. (Valley, Pitch Breaks, e

Section 7.6 Unbalanced Roof Snow Loads.

Section 7.7 Drifts on Lower Roofs/ Decks.

Section 7.9 Sliding Snow ON Lower Roofs/Decks.

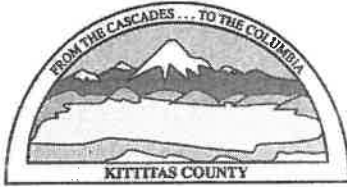
OTHER DESIGN CRITERIA:

Building Code	2021 IBC & 2021 IRC
Wind Speed	110 MPH
Exposure:	B <input type="checkbox"/> C <input checked="" type="checkbox"/>
	Check One

Prescriptive IRC

Seismic Zone	C <input checked="" type="checkbox"/> D0 <input type="checkbox"/> D1 <input type="checkbox"/>
Roof Class:	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>
Frost Depth:	24 Inches
	Check One

See 2021 Washington State Energy Code Climate Zone 5 (see <http://www.energy.wsu.edu>)



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
411 NORTH RUBY STREET SUITE #2 ■ ELLENSBURG, WA 98926
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22
ITEM

SIGN PERMIT POLICY

FOR MORE INFORMATION VISIT THE CDS WEBSITE AT: WWW.CO.KITTITAS.WA.US/CDS

All signs are required to comply with Kittitas County Code KCC 17.70. A sign permit is required prior to erecting, structurally altering, relocating, or changing illumination characteristics of any non-exempt sign. A sign permit is **not** required for repainting, cleaning, normal maintenance, or for sign face and copy changes that do not alter the size or structure of the sign.

All signs must also comply with KCC 17 Zoning, KCC 14.04 Building Code, KCC 14.08 Flood Damage Prevention, KCC 17A Critical Areas, and KCC 12.50 Signs Along Rights-of-Way.

Signs visible from a state highway or interstate will require approval from the Washington State Department of Transportation.

Signs over 7'-0" in height from grade also require a Building Permit.

1. Signs over 7'-0" and up to 10'-0" in height and maximum post spacing of 8'-0" require post holes minimum 12" diameter and 3'-0" deep set in concrete. Holes must be in native soil without the use of sono-tubes.
2. Signs over 10'-0" and up to maximum allowed per zoning sign code and not to exceed 16'-0" in height and maximum post spacing of 8'-0" require post holes minimum 24" diameter and 4'-0" deep set in concrete. Holes must be in native soil without the use of sono-tubes.
3. Signs over 16'-0" in height or post spacing greater than 8'-0" require full engineering.
4. Any sign being placed near a Public Way or Right of Way (County Road R.O.W. prohibited per KCC 12.50) require engineering regardless of size.
Exception: Signs that meet #'s 1 or 2 above and are 1.25 times the height set back to the Public Way or Right of Way (must still meet minimum zoning setbacks).

Permit submittals require two (2) copies of the following:

- a. Site Plan.
- b. One elevation or cross section showing height of sign, depth of post(s), and all construction materials.
- c. Complete connection details.

DATE: 9/8/16 BUILDING OFFICIAL: MELROY