



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

TO: Hwy 970 Storage – Brad Butler

FROM: Mike Flory, Building Official
(509)-933-8222 mike.flory@co.kittitas.wa.us

DATE: April 20, 2021

SUBJECT: Storage Units - Pre Application Meeting 4/21/21, CDS Building Notes (**Revised 4/22/21**)

The following items are in response to your proposed development with regards to the building codes and building permits:

1) Building Codes:

All new construction shall be designed and built per the current Kittitas County adopted codes in KCC 14.04. at the time of permit submittal. Currently we are using the 2018 I-Codes. All structures will be fully designed for lateral and gravity loads by a Washington State licensed architect or engineer.

Ground snow load is 107 psf exposure C.

Seismic zone is D1.

Wind speed is 110 vUlt.

Frost depth for footings or foundations is 24” minimum.

2) Buildings:

Commercial storage buildings are classified as an S-1 occupancy. Assuming this is non-sprinklered Type II B construction, all non-combustible building materials, the maximum square footage is 17,500. You may be allowed additional square footage due to dedicated frontage such as a fire lane where another structure can never be built. Please have your licensed designer (architect or engineer) provide the frontage calculations per IBC 506.3.2 if you exceed the maximum square footage.

Fire sprinklers are required for an S-1 occupancy exceeding 12,000 square feet per IBC and IFC 903.2.9 #1 Washington State Amendments. Alternatively, you may provide a 3-hour firewall within the building to separate it into two fire areas each less than 12,000 sq. ft to eliminate the sprinkler requirement.

Depending on the use of the Existing Shop with a 5-foot offset to the new construction, a firewall will need to be created. The rating will depend on the use of the Existing Shop.

Some general guidelines:

- a. Accessible parking and route to Accessible unit(s) provided with hard surface such as asphalt or concrete. The parking symbol and signage of Accessibility is required.
- b. Verify there is no more than 1:20 slope for the Accessible path from Accessible Parking to the building entrance. Please show path and state the maximum allowed slope on the drawings.
- c. If there is an office for the public or employee use, it shall be made Accessible. Accessibility per ANSI A-117 latest adopted version. 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.
- d. If there is an office, it shall be provided with an Accessible restroom.

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.