



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

PSA-18-005

PRELIMINARY SITE ANALYSIS

The PSA provides general information about a parcel and must be completed prior to applying for a building permit. Please provide a scaled Site Plan with this application if project specific. This review will be completed within 7-10 business days.
FEE: \$230.00 (\$130.00 Community Development Fee + \$100 Public Works Fee)

1. REQUESTER INFORMATION

Name: Marc Brown - 1/6 Marc Brown Design Phone Number: 206-240-4580
Mailing Address: 2231 White Road, Cle Elum, WA 98922
Email: marc@marcbrowndesign.com Send PSA by: mail Mail

2. ADDITIONAL CONTACT INFORMATION:

Name: _____ Phone Number: _____
Mailing Address: _____
Email: _____ Send PSA by: mail Mail
Name: _____ Phone Number: _____
Mailing Address: _____
Email: _____ Send PSA by: Email Mail

3. PROPERTY ADDRESS: SUMMIT VIEW RD

4. MAP OR PARCEL NUMBER: 20-15-22000-0002 // 863034

5. PROJECT DESCRIPTION (Site Plan required if proposing a project):
Construct new single family residence on vacant lot

6. ARE THERE OTHER BUILDINGS ON THE PROPERTY? Yes No
IF YES, PLEASE LIST THE TYPE OF BUILDINGS: _____

7. DOES THE PROPOSED PROJECT INCLUDE PLUMBING? Yes No
IS THERE AN EXISTING POTABLE WATER SOURCE? Yes No
IF YES, PLEASE SELECT ONE OF THE FOLLOWING: Individual Well Shared Well Public Water System

AUTHORIZATION

I hereby acknowledge that I have read this application and certify under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I agree to comply with all current codes, laws, regulations and permit requirements related to this project. I hereby certify that I will pay all fees as required by law. All permit fees are non-refundable.

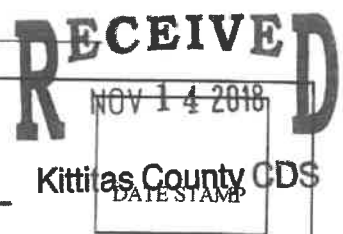
Signature of Applicant: [Signature]

Date: 11/13/18

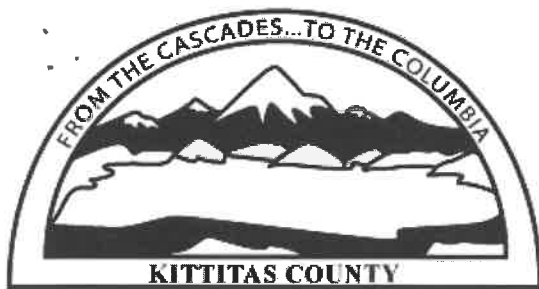
Application Received By (CDS Staff Signature): [Signature]

Date: 11/14/18

Receipt #: CDFG-028006



NOTE: Kittitas County CDS cannot guarantee eligibility for development until a complete and accurate application is submitted. **PSA applications expire after 365 days from the application date**



Kittitas County

Community Development Services

411 North Ruby Street Suite #2 | Ellensburg, WA 98926

Phone: (509) 962-7506 | Fax: (509) 962-7682

Preliminary Site Analysis Report

PSA #: PSA-18-00509 **Map #:** 20-15-22000-0002
Issue Date: 11/27/2018 **Expiration Date:** 11/27/2019
Parcel #: 863034 **Site address:** None
Owner: ELWARD, JON
56614 MORELAND AVE NE
ATLANTA, GA, 30307
Proposed use: sfr

Land & Zoning

Lot size: 20.00 a
Land use: Commercial Forest, Allowed Use
Zoning: Forest and Range
Setback: Front: 25
Setback: Side: 10
Setback: Rear: 10
- This parcel borders a Commercial Forest Zone which requires a 200 foot setback from the property line (Northern property line) that borders the Commercial Forest Zone.
In a platted development?: No
Urban Growth Area?: No
Airport overlay: No
BPA: No
Forest Practices Act: No
Mineral lands: No

Districts

Irrigation district: No
School district: Yes
School district name: Cle Elum-Roslyn School District

Critical Areas

Shoreline: No
DNR water: Yes
DNR water type: Type 4

- There is a Type 4 stream on the subject property. The Type 4 stream has a 15 foot setback landward from the OHWM. The streams and setback/ buffer must be shown on the site plan at the time of building permit submittal. If you are proposing to build within 100 feet of the OHWM of the stream you will need to contact CDS planning for more information. Note: Kittitas County is currently updating its Critical Areas Ordinance. As of January 1, 2019 these setback distances may change. Please consult CDS after January 1, 2019 to ensure your project meets the required critical area setbacks.

Wetlands: No
Hazardous slope: Yes, Contains > 30% slope

- Geotechnical engineering may be required. 33% slope or greater must follow KCC 17A.06.015: Areas identified as high risk erosion/landslide geologic hazard areas including cliff or talus slopes, may require specialized engineering to ascertain the property is suitable for development purposes. The director is authorized to require such engineering. (Ord. 94-22 (part), 1994). Please contact CDS Planning and Building for further information.

Landslide area: No
Priority habitat species: No

Coal mine shaft: No
Channel Migration Zone: No
Channel Migration Zone Comments: -

Design Criteria

Ground snow load: 166, Engineering is required

- ENGINEERING TO USE EXPOSURE FACTOR 1.2 FOR SHELTERED AREA USE EXPOSURE "B" FOR SHELTERED AREA THE SITE CONDITIONS EXCEED 33.3% SLOPE. A DETAILED TOPO MAP TO VERIFY SITE CONDITIONS SHOWING SETBACKS FROM THE TOE AND BASE OF THE SLOPE IS REQUIRED. A GEOTECHNICAL EVALUATION WILL BE REQUIRED IF THE STRUCTURE DOES NOT MEET THE MINIMUM PRESCRIPTIVE SETBACKS. PLANS MAY NEED BOTH ENGINEERED SOILS ANALYSIS AND STRUCTURALLY ENGINEERED STAMPED PLANS AT TIME OF SUBMITTAL. HOME OWNER MUST VERIFY THIS INFORMATION BEFORE SUBMITTING A BUILDING PERMIT APPLICATION. SITE PLAN SUBMITTED FOR BUILDING PERMIT MUST BE TO SCALE AND MEET THE MINIMUM REQUIREMENTS OF THE UNIFIED SITE PLAN.

Wind speed: 110 v ULT

Seismic zone: D1

Frost depth: 24"

Access

Existing permit number: -

Access from: Private Road

Permit requirements: Address/access Permit Required

Access must be constructed prior to : Occupancy Permit Issuance

Road Certification: Not required

Existing Access: -

Flood

Floodway: No

Floodplain: No

Environmental Health

Comments: Codes and regulations are subject to change; project applications shall adhere to current codes and regulations at time of permit submittal. It is your responsibility to know the water resource eligibility for your parcel. Go to taxsifter.co.kittitas.wa.us and search critical areas under the mapsifter tab or contact Ecology water resources.

NO PLUMBING IN PROPOSED STRUCTURE If there is no plumbing in the proposed project, then no septic or water permits are required through the Kittitas County Public Health Department at this time.

Water Requirements:

All new uses of domestic, commercial or industrial water require mitigation and metering. To determine which water bank(s) serve your parcel go to

<http://gis.co.kittitas.wa.us/compas/default.aspx> and search for your address or parcel number.

Please call the Kittitas County Public Health Departments' Water Resources program at (509)962-7515 to discuss mitigation options.

Proof of mitigation is required prior to applying for a building permit (as part of the Adequate Water Supply Determination process). For more information, please see <http://www.co.kittitas.wa.us/health/services/water-bankingbuilding-permits.aspx>.

WELL LOCATION (County code 13.20.040 and WAC 173-160-171) All individual or shared wells must be placed: 1. **a minimum of fifty feet from all roads and property lines.**

The meaning of road for this Chapter shall include but is not limited to, any county, state or federal right of ways and any private road. Driveways are not considered roads under this Chapter. 2. **a minimum of five feet from any existing building structure or building projection.**

Water wells shall not be located in garages, barns, storage buildings or dwellings. When locating a nonpublic water well adjacent to a building, the well location shall be measured from the building sewer and closest building projection.

Septic Requirements:

To permit an on-site sewage system with Kittitas County Public Health please follow the steps below: 1. Site Evaluation 2. OSS Design 3. Installation 4. Inspection To view a more detailed narrative of this process, please visit our on-site sewage page at:

<http://www.co.kittitas.wa.us/health/services/liquid-waste.aspx>

Location:

1. An OSDS shall be located on the same lot as the premises being served, or if an easement is obtained and recorded, on other property if approved by the health officer.
2. The minimum distance for the location of the various component parts of the OSDS is measured horizontally and shall comply with Table 1.

| | Building Sewer | Septic Tank | Disposal area |
|--|----------------|-------------|--|
| Domestic Water Supply | 50 | 50 | 100 |
| Water Supply Pressure Lin | 10 | 10 | 10 |
| Surface Water | 10 | 50 | 100 |
| Building Property Lin | - | 5 | 10 |
| Open Ditches, Cuts, Hill-sides (downhill side) | - | - | 15 plus height of cut of bank to a maximum of 100 feet |
| Trees ¹ | 50 | 50 | 100 |
| Trees ² | 10 | 10 | 10 |
| Subsurface Interceptor Drain | 10 | 10 | 50 down-slope, 10 up-slope |

¹: Elm, locust, cottonwood, willow, and other trees with spreading choking roots. ²: Conifers and other trees with non-spreading and non-choking roots.

Code Enforcement

Existing Code Enforcement: No

Stormwater & Grading

Stormwater Plans required: No

Grading Permit comments: A grading permit is required for any filling or excavating prior to beginning work unless certain exemptions are met. For more information visit:
<http://www.co.kittitas.wa.us/public-works/development/grading-permit.aspx>

Fire

Wildland Urban Interface Code: IR 1

Fire district: Yes

Fire district name: Fire District 7 (Cle Elum)

Required Defensible Space: 100' - with sprinklers

SEE ATTACHED WUIC AND DEFENSIBLE SPACE REQUIREMENTS. AREA OF DEFENSIBLE SPACE MUST BE OUTLINED ON SITE PLAN SUBMITTED FOR BUILDING PERMIT. IF THIS STRUCTURE CONTAINS HABITABLE SPACE, ADDITIONAL DEFENSIBLE SPACE WILL BE REQUIRED. YOU MAY BE ABLE TO MITIGATE BELOW THE IR RATING BY APPLYING FOR THE WUIC APPLICATION. NON-HABITABLE SPACES MORE THAN 50 FEET FROM HABITABLE SPACES DO NOT REQUIRE SPRINKLERS. PLEASE TELL US IF ANY PORTION OF THIS SHOP WILL BE USED FOR HUMAN HABITATION OR IT WILL BE CLOSER THAN 50 FEET TO HABITABLE SPACES.

Site Plan

| | |
|--------------------------------|--|
| Well/Septic: | No |
| Setbacks? : | No |
| Scale?: | Yes |
| All Structures? : | N/A |
| Critical Areas?: | No |
| Access? : | Yes |
| WUI Defensible Space? : | No |
| Easements?: | No |
| Comments: | Please verify that site plan used for building permit submittal shows all required elements. |

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KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7000 Fax (509) 962-7682

WILDLAND URBAN INTERFACE (WUI) PLAN REVIEW SPRINKLERS REQUIRED – MITIGATION ALLOWED

| | | | |
|---------------------|--------------------------|------------------|-----------------|
| PERMIT #: | | PLANS EXAMINER: | |
| OWNER: | | CONTRACTOR: | |
| SITE ADDRESS: | | TAX PARCEL NO: | |
| STRUCTURE TYPE: | | ROOF CLASS: | Choose an item. |
| CONSTRUCTION CLASS: | IR1 | FIRE SPRINKLERS: | YES |
| DEFENSIBLE SPACE | | SQ FOOTAGE: | |
| DISTANCE REQ'D: | 100' Or To Property Line | | |

The following codes shall govern all aspects of construction: 2015 International Building Code, 2015 International Residential Code, 2015 International Fire Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, 2015 Uniform Plumbing Code, 2015 Washington State Energy Code, 2015 National Fuel Gas Code NFPA 54, 2014 Liquefied Petroleum Gas Code NFPA 58, 2015 International Wildland Urban Interface Code. **THE ISSUANCE OR GRANTING OF A PERMIT SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF THE PROVISIONS OF ANY APPLICABLE CODE OR ORDINANCE OF THE JURISDICTION, NOR SHALL IT BE IMPLIED ACCEPTANCE OF ANY CHANGES THAT OCCUR ON SITE.**

504.1 CLASS I IGNITION-RESISTANT CONSTRUCTION shall be in accordance with Sections 504.2 through 504.11

602.1 General.

APPROVED AUTOMATIC SPRINKLER SYSTEM shall be installed in all occupancies in new buildings required to comply with Class I Ignition-Resistant Construction. The installation of the automatic sprinkler system shall be in accordance with nationally recognized standards.

1. Submit a fire sprinkler system plan and permit application to the Fire Marshal's Office.
2. A framing inspection will not be performed until the sprinkler system is inspected and approved by the Fire Marshal.

Exception: Extending to 1.5 times the required defensible space with a *conforming water system* or 2.5 times the required defensible space per Table 503.1 KCC 20.10 Wildland Urban Interface Code will mitigate the sprinkler requirement.

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| <p>NOTE F1:</p> | <p>504.2 Roof Covering Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E 108 or UL 790. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, non-perforated cap sheet complying with ASTM D 3909 installed over the combustible decking.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck. 2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on non-combustible decks or ferrous, copper or metal sheets installed without a roof deck on non-combustible framing. 3. Class A roof assemblies include minimum 16 oz/sq. ft. (0.0416 kg/m²) copper sheets installed over combustible decks. <p>504.2.1 Roof Valleys Where provided, valley flashings shall be not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, non-perforated cap sheet complying with ASTM D 3909 running the full length of the valley.</p> |
| <p>NOTE F2:</p> | <p>504.3 Protection of Eaves Eaves and soffits shall be protected on the exposed underside by ignition-resistant materials or by materials <i>approved</i> for not less than 1-hour fire-resistance-rated construction, 2-inch (51 mm) nominal dimension lumber, or 1-inch (25 mm) nominal fire-retardant-treated lumber or 3/4 inch (19.1 mm) nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the <i>International Building Code</i>. Fascias are required and shall be protected on the back-side by ignition-resistant materials or by materials <i>approved</i> for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.</p> |
| <p>NOTE F3:</p> | <p>504.4 Gutters and Downspouts Gutters and downspouts shall be constructed of non-combustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.</p> |
| <p>NOTE F4:</p> | <p>504.5 Exterior Walls Exterior walls of buildings or structures shall be constructed with one of the following methods:</p> <ol style="list-style-type: none"> 1. Materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side. 2. Approved noncombustible materials. 3. Heavy timber or log wall construction. 4. Fire-retardant treated wood on the exterior side. The fire-retardant treated |

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| | <p>wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the <i>International Building Code</i>.</p> <p>5. Ignition-resistant materials on the exterior side.</p> <p><i>Such material shall extend from the top of the foundation to the underside of the roof sheathing.</i></p> |
| NOTE F5: | <p>504.6 Underfloor Enclosure Buildings or structures shall have all under-floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.</p> <p>Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.</p> |
| NOTE F6: | <p>504.7 Appendages and Projections Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of one of the following:</p> <ol style="list-style-type: none"> 1. Approved noncombustible materials. 2. Fire retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the <i>International Building Code</i>, or 3. Ignition-resistant building materials in accordance with 503.2. <p>504.7.1 Underfloor Areas Where the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.</p> |
| NOTE F7: | <p>504.8 Exterior Glazing Exterior windows, window walls and glazed doors, windows within exterior doors, and sky-lights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.</p> |
| NOTE F8: | <p>504.9 Exterior Doors Exterior doors shall be approved non-combustible construction, solid core wood not less than 1-3/4" thick or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.</p> <p>Exception: Vehicle access doors.</p> |
| NOTE F9: | <p>504.10 Vents Attic ventilation openings, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4" (suggested 1/8" max.) or shall be designed and approved to prevent flame or ember penetration into the structure.</p> |

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| | <p>504.10.1 Vent Locations Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical. EXCEPTION: Cal-Fire approved soffit vents only and as first approved by the Fire Marshal.</p> |
| NOTE F10: | <p>504.11 Detached Accessory Structures Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials <i>approved</i> for not less than 1-hour fire- resistance-rated construction, heavy timber, log wall construction, or constructed with <i>approved noncombustible</i> materials or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the <i>International Building Code</i>.</p> <p>504.11.1 Underfloor Areas Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6. Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction or fire retardant- treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the <i>International Building Code</i>.</p> |

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| NOTE F11: | <p>DEFENSIBLE SPACE</p> <p>603.1 Objective Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a <i>defensible space</i>.</p> <p>603.2 Fuel Modification Buildings or structures, constructed in compliance with the conforming <i>defensible space</i> category of Table 503.1 (The defensible space requirement is determined in the heading on the first page of this document), shall comply with the <i>fuel modification</i> distances contained in Table 603.2. For all other purposes the <i>fuel modification</i> distance shall not be less than 30 feet (9144 mm) or to the lot line, whichever is less. Distances specified in</p> |
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Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure. Distances specified in Table 603.2 are allowed to be increased by the code official because of a site-specific analysis based on local conditions and the fire protection plan.

Please also see Kittitas County Code: KCC 20.10 Wildland Urban Interface Code

603.2.2 Trees

Trees are allowed within the *defensible space*, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). (See 603.2 above for where to measure from).

603.2.3 Groundcover

Deadwood and litter shall be regularly removed from trees. Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated *defensible space*, provided they do not form a means of transmitting fire from the native growth to any structure.

THIS IS NOT THE ENTIRE WUIC CODE AND ALL OTHER CODE REQUIREMENTS ARE ALSO APPLICABLE.

A FINAL WUIC SITE INSPECTION SHALL BE COMPLETED AND APPROVED PRIOR TO SCHEDULING FINAL INSPECTION FOR CERTIFICATE OF OCCUPANCY.

I, _____ have read and fully understand all above plan review notes and will abide by all applicable codes and regulations. All required inspections will be performed and no work will be covered without being inspected and approved. No changes will be made to the approved permit without prior written approval from the Kittitas County Department of Community Development Services or the Fire Marshal.

Signed: _____ Dated: _____