



SPOKANE COUNTY BUILDING AND PLANNING

PERMIT

Permit Number: B1903615

Permit Issued Date: 12/04/2019

Expiration Date: 12/04/2022

Project Description: RESIDENCE W/GARAGE - GAS (GSL 43#)

Primary Contact: PARAS HOMES LLC
Phone: 535-8377

Applicant: PARAS HOMES LLC
Address: 603 N HAVANA ST
SPOKANE, WA 99202-4615
Phone: 535-8377
Email: kparas@parashomes.com

SITE INFORMATION:

Site Address: 4206 S WILLIAMSON CT
Parcel Number: 35354.1204

Owner: PARAS HOMES LLC
Address: 603 N HAVANA ST
SPOKANE, WA 99202-4615
Phone: 535-8377
Email: kparas@parashomes.com

Assessor's Description: 35-25-43: TRICKLE CREEK 3RD ADD LOT 4
BLOCK 5 (6675453).

Inspection Area: Cameron Ball

Right of Way: 43
Zoning: UR

Water District:

Fire District: Fire District 8

Land Area: 6538 Square Feet

Structure/Setbacks:	Front	Rear	Left	Right
RESIDENCE W/GARAGE	PER SITE PLAN	PER SITE PLAN	PER SITE PLAN	PER SITE PLAN

CONTRACTOR INFORMATION:

PARASHL908BH, Exp. 01/08/2020

PARAS HOMES, LLC
603 N HAVANA SPOKANE, WA 99202
509-535-8377
information@parashomes.com

GOLDSP*932JR, Exp. 04/23/2021

GOLD SEAL PLUMBING
5524 E BOONE AVE SPOKANE, WA 99212
509-535-5944
dougs@goldsealplumbing.com

KELLEHI010J6, Exp. 04/01/2021

KELLER HEATING INC
PO BOX 6595 SPOKANE, WA 99212
509-926-3551

BUILDING CHARACTERISTICS:

Group	Type	UOM	Quantity	Valuation
RESIDENTIAL	DECK/PATIO COVER	SqFt	170.00	\$2,618.00
RESIDENTIAL	GARAGE/CARPORT	SQFT	624.00	\$9,609.60
RESIDENTIAL	SFR-1ST FLOOR	SqFt	1,884.00	\$199,063.44
Total Building Area:			2,678.00	\$211,291.04

BUILDING DETAILS:

BUILDING HEIGHT	24.00
Stories	1

DETAILS:

Class	Type	Quantity	Unit Charge	Value
MECHANICAL	VENTILATION FAN	5.0000	\$25.76	\$128.80
MECHANICAL	HEAT PUMP/AC	1.0000	\$51.52	\$51.52
MECHANICAL	DOMESTIC KITCHEN RANGE	1.0000	\$51.52	\$51.52

MECHANICAL	GAS FIREPLACE/INSERT	1.0000	\$51.52	\$51.52
MECHANICAL	DUCT SYSTEM	1.0000	\$51.52	\$51.52
MECHANICAL	GAS PIPING (1-5 OUTLETS)	1.0000	\$14.91	\$14.91
MECHANICAL	FURNACE LESS THAN 400,000 BTU	1.0000	\$51.52	\$51.52
MECHANICAL	CLOTHES DRYER	1.0000	\$51.52	\$51.52
PLUMBING	DISHWASHER	1.0000	\$11.38	\$11.38
PLUMBING	CLOTHES WASHER	1.0000	\$11.38	\$11.38
PLUMBING	WATER USING DEVICE	3.0000	\$11.38	\$34.14
PLUMBING	WATER HEATER, ELECTRIC	1.0000	\$11.38	\$11.38
PLUMBING	GARBAGE DISPOSAL/GRINDER	1.0000	\$11.38	\$11.38
PLUMBING	TOILETS	2.0000	\$11.38	\$22.76
PLUMBING	SINKS	5.0000	\$11.38	\$56.90
PLUMBING	SHOWERS	1.0000	\$11.38	\$11.38
PLUMBING	TUBS	1.0000	\$11.38	\$11.38
				<hr/>
				\$634.91

FEE DETAIL:

	Permit Fees Paid Amount
Inspection, New Single Family Residence	\$936.88
Mechanical Inspection	\$452.83
Mechanical Processing	\$27.12
Mechanical SFR Credit	(\$81.36)
Plan Review, New Single Family Residence	\$89.70
Planning Residential Land Use Review	\$123.45
Plumbing Inspection	\$182.08
Plumbing Processing	\$27.12
Plumbing SFR Credit	(\$81.36)
Processing, New Construction or Addition	\$138.29
State Surcharge	
Total Fee:	<hr/>
	\$1,814.75

CONDITIONS:

1a

EFFICIENT BUILDING ENVELOPE 1a:

Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.28

Floor R-38

Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab

Compliance based on Section R402. 1.4: Reduce the Total UA by 5%.

0.5

3ab

HIGH EFFICIENCY HVAC EQUIPMENT 3a:

Gas, propane or oil-fired furnace with minimum AFUE of 94%, or Gas, propane or oil-fired boiler with minimum AFUE of 92%

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.

1.0

5a

EFFICIENT WATER HEATING 5a:

All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less.'

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.

0.5

EFFICIENT WATER HEATING 5c:

Water heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.91

Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water heating Systems.

Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEA's Northern Climate Specifications for Heat Pump Water Heaters.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.

1.5

SITE IS WITHIN MAPPED HIGH RISK DRAINAGE AREA. COMPLIANCE W/GEOTECH REPORT PREPARED BY BUDINGER & ASSOC DATED 11/22/2017 IS REQUIRED. APPLICANT TO PROVIDE FINAL PROJECT REPORT TO BUILDING & PLANNING VERIFYING SPECIFIED FOUNDATION DESIGN MEASURES WERE INSTALLED PRIOR TO ISSUANCE OF FINAL INSPECTION/CERTIFICATE OF OCCUPANCY.

No fence allowed in border easement without permission and permit from County Engineer. No objects allowed in border easement that would obstruct sight distance.

CONTACT THE SPOKANE REGIONAL CLEAN AIR AGENCY AT 477-4727 AND/OR VISIT WWW.SPOKANECLEANAIR.ORG BEFORE ANY RENOVATION OR DEMOLITION ACTIVITY BEGINS TO ENSURE COMPLIANCE WITH APPLICABLE ASBESTOS REGULATIONS. AN ASBESTOS SURVEY MAY BE REQUIRED.

DISCLAIMER: The applicant for this building permit identified the proposed source of potable water as a "permit-exempt well", defined in RCW 90.44.050. Spokane County is required to evaluate the applicant's evidence of an adequate water supply for the intended use prior to issuance of the building permit (RCW 19.27.097). In Washington State, vested rights in land use matters may occur at the time the building permit application is counter complete (RCW 19.27.095). The Washington State Supreme Court has ruled "permit-exempt wells" remain subject to senior water rights, including minimum instream flow rules established by Washington State Department of Ecology. (See, Whatcom County v. Hirst, 186 Wash.2d 648 (2016)). The Hirst court followed the established rule that in Washington State, water rights are "first in time is the first in right". Following application, identification of an existing or newly installed well in proximity to the proposed source of potable water will require the applicant provide additional evidence potable water is legally available. Hirst requires the determination of "legal water availability" when a building permit is issued. Neither application nor issuance of this building permit guarantee the extent and/or validity of applicant's water rights under any permit or certificate used to demonstrate legal availability of water, nor provide protection against impairment claims brought by senior water users or future actions by the Department of Ecology.

All details contained within the application and permit documents of record submitted by the owner/applicant or their authorized representative, are presumed true and correct for the purpose of the department's review. Approvals based on inaccurate documentation by the owner/applicant or their authorized representative shall not be construed to be an approval of a violation of Spokane County Building Codes, or the provisions of any ordinances of the jurisdiction or enforced by the department and shall not be valid.

Appeals: Within twenty-one (21) calendar days from the issuance of the permit, a party withstanding may file a Land Use Petition (LUPA) in Superior Court pursuant to chapter 36.70C RCW.

IF YOUR CONSTRUCTION PROJECT CUMULATIVELY DISTURBS ONE OR MORE ACRES OF LAND THROUGH CLEARING, GRADING, EXCAVATING, OR STOCKPILING OF FILL MATERIAL, YOU MAY NEED CONSTRUCTION STORMWATER PERMIT COVERAGE FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY. THIS APPLIES EVEN IF THE PROJECT IS BEING CONSTRUCTED IN PHASES OF LESS THAN ONE ACRE. SPOKANE COUNTY CANNOT DETERMINE WHETHER PERMIT COVERAGE IS NECESSARY. IT IS YOUR RESPONSIBILITY TO APPLY FOR COVERAGE. FOR DETAILED INFORMATION VISIT [HTTP://WWW.ECY.WA.GOV/PROGRAMS/WQ/STORMWATER/CONSTRUCTION/](http://www.ecy.wa.gov/programs/wq/stormwater/construction/) OR CALL 509 329-3610.

SITE IS WITHIN MAPPED HIGH RISK DRAINAGE AREA. IRC PRESCRIPTIVE REQUIREMENTS FOR FOUNDATION APPLY.
APPLICANT TO PROVIDE FINAL PROJECT REPORT TO BUILDING & PLANNING VERIFYING SPECIFIED FOUNDATION DESIGN
MEASURES WERE INSTALLED PRIOR TO ISSUANCE OF FINAL INSPECTION/CERTIFICATE OF OCCUPANCY.

FOR INSPECTIONS CALL THE BUILDING AND PLANNING DEPT AT (509) 477-3675 OR REQUEST AN INSPECTION ONLINE AT
WWW.SPOKANECOUNTY.ORG/PERMITS. INSPECTION HOURS ARE 7:30-4:00 MONDAY-THURSDAY, AND 7:30-NOON ON FRIDAY.



www.spokanecounty.org/permits

Sign in to track your permit or to request inspections for:

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Caution: Below is the Portal Access Code that you will be prompted to enter when using our online permitting system. This number is unique to you. Sharing this information with others will provide them with access to your account and information, and is not recommended.

First Name:

Last Name: PARAS HOMES LLC

Display Name: PARAS HOMES LLC

Primary Phone: 535-8377

Primary Email: kparas@parashomes.com

Portal Access Code: UTOHT-4E1VN

Mailing Address: 603 N HAVANA ST
SPOKANE, WA 99202-4615

As always, if you have any questions, you can contact us at:

BPHELP@SPOKANECOUNTY.ORG

**or call 509-477-3675 between the hours of 7:30 A.M. and 4:00 P.M. Monday through Thursday,
and between 7:30 A.M. and Noon on Fridays.**