



# SPOKANE COUNTY BUILDING AND PLANNING

# PERMIT

Permit Number: B1902807

Permit Issued Date: 09/30/2019

Expiration Date: 09/30/2022

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

Project Name: PARKVUE HILLS PUD/LT 2, BLK 1

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: 1405 S LILY CT

Parcel Number: 35244.9093

Owner: 509 PARTNERS LL

Address: PO BOX 30487  
SPOKANE, WA 99223-3008

Phone:

Assessor's Description: 24-25-43 PTN SE1/4 SE1/4 DAF: N 25 RODS SE1/4  
SE1/4 TOG/W, BEG SW COR TAYLOR  
COTTAGES PHASE 1, ALSO BEING S LN SD N 25  
RODS, TH N89°00'00"W ALG SD LN 435.92FT, TH  
N49°16'47"E 28.88FT, TH N57°30'37"E

Inspection Area: Tom Hansen

Water District: East Spokane Water District #1 Fire District: Spokane Valley Fire

Zoning: LDR

Land Area: 590948 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 NORTH HAVANA STREET SPOKANE, WA  
99202  
5095358377

**BUILDING CHARACTERISTICS:**

| Group                | Type             | UOM  | Quantity | Valuation    |
|----------------------|------------------|------|----------|--------------|
| RESIDENTIAL          | SFR-1ST FLOOR    | SqFt | 1,668.00 | \$176,240.88 |
| RESIDENTIAL          | DECK/PATIO COVER | SqFt | 144.00   | \$2,217.60   |
| RESIDENTIAL          | GARAGE/CARPORT   | SQFT | 882.00   | \$13,582.80  |
| Total Building Area: |                  |      | 2,694.00 | \$192,041.28 |

**BUILDING DETAILS:**

|                 |       |
|-----------------|-------|
| BUILDING HEIGHT | 22.00 |
| Stories         | 1     |

**DETAILS:**

| Class      | Type                          | Quantity | Unit Charge | Value    |
|------------|-------------------------------|----------|-------------|----------|
| MECHANICAL | VENTILATION FAN               | 4.0000   | \$25.76     | \$103.04 |
| 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                    | 4.0000 | \$11.38 | \$45.52  |
| PLUMBING | SHOWERS                  | 1.0000 | \$11.38 | \$11.38  |
| PLUMBING | TUBS                     | 1.0000 | \$11.38 | \$11.38  |
|          |                          |        |         | <hr/>    |
|          |                          |        |         | \$597.77 |

#### **FEE DETAIL:**

|  | <b>Permit Fees<br/>Paid Amount</b> |
|--|------------------------------------|
| Inspection, New Single Family Residence  | \$936.88                           |
| Mechanical Inspection                    | \$427.07                           |
| Mechanical Processing                    | \$27.12                            |
| Mechanical SFR Credit                    | (\$81.35)                          |
| Plan Review, New Single Family Residence | \$89.70                            |
| Planning Residential Land Use Review     | \$123.45                           |
| Plumbing Inspection                      | \$170.70                           |
| Plumbing Processing                      | \$27.12                            |
| Plumbing SFR Credit                      | (\$81.35)                          |
| Processing, New Construction or Addition | \$138.29                           |
| State Surcharge                          | \$6.50                             |
| <b>Total Fee:</b>                        | <hr/> \$1,784.13                   |

#### **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

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**CONTACT THE SPOKANE REGIONAL CLEAN AIR AGENCY AT 477-4727 AND/OR VISIT WWW.SPOKANE CLEAN AIR.ORG BEFORE ANY RENOVATION OR DEMOLITION ACTIVITY BEGINS TO ENSURE COMPLIANCE WITH APPLICABLE ASBESTOS REGULATIONS. AN ASBESTOS SURVEY MAY BE REQUIRED.**  
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DISCLAIMER: THIS BUILDING PERMIT REQUIRES POTABLE WATER AND THE APPLICANT IDENTIFIED A "PERMIT-EXEMPT WELL", AS DEFINED IN RCW 90.44.050, AS THE PROPOSED WATER SOURCE. UNDER RCW 19.27.097 AND WHATCOM COUNTY V. HIRST, 186 WASH.2D 648 (2016), SPOKANE COUNTY IS REQUIRED TO EVALUATE THE SUFFICIENCY OF AN APPLICANT'S EVIDENCE OF AN ADEQUATE WATER SUPPLY FOR THE INTENDED USE OF THE BUILDING PRIOR TO ISSUANCE OF THE BUILDING PERMIT. WATER RIGHTS IN WASHINGTON STATE ARE SUBJECT TO THE ESTABLISHED RULE: "FIRST IN TIME IS THE FIRST IN RIGHT" AND WATER WITHDRAWAL FROM "PERMIT-EXEMPT WELLS" REMAIN SUBJECT TO SENIOR WATER RIGHTS, INCLUDING MINIMUM INSTREAM FLOW RULES ESTABLISHED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY (WSDOE). SPOKANE COUNTY PRESENTLY HAS TWO WATER RESOURCE INVENTORY AREAS (WRIA) SUBJECT TO ADOPTED "INSTREAM FLOW" RULES, WRIA 55 (SEE, WAC 173-555) AND WRIA 57 (SEE WAC 173-557).

ON JANUARY 19, 2018, ENGROSSED SUBSTITUTE SENATE BILL 6091, CHAPTER 1, LAWS OF 2018, WATER AVAILABILITY (ESSB 6091) BECAME EFFECTIVE. ESSB 6091 PROVIDES THAT USE OF AN EXEMPT WELL CONSTRUCTED PRIOR TO THE EFFECTIVE DATE OF THE ACT (JANUARY 19, 2018) IS DEEMED EVIDENCE OF AN ADEQUATE WATER SUPPLY UNDER RCW 19.27.097. ESSB 6091 SECTION 202, APPLIES TO BUILDING PERMITS ASSOCIATED WITH WELLS CONSTRUCTED AFTER JANUARY 19, 2018 IN WRIA 55 AND AUTHORIZES POTENTIAL IMPACTS ON CLOSED WATER BODIES AND POTENTIAL IMPAIRMENT TO INSTREAM FLOW FOR NEW DOMESTIC GROUNDWATER WITHDRAWALS EXEMPT UNDER RCW 90.44.050 THROUGH COMPLIANCE WITH THE ESTABLISHED REQUIREMENTS.

NEITHER APPLICATION FOR NOR ISSUANCE OF THIS BUILDING PERMIT BY THE SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT (DEPARTMENT) GUARANTEE THE EXTENT AND/OR VALIDITY OF APPLICANT'S WATER RIGHTS, NOR PROVIDES PROTECTION AGAINST IMPAIRMENT CLAIMS BROUGHT BY SENIOR WATER USERS OR FUTURE ACTIONS BY THE WSDOE.

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 AND ISSUANCE OF PERMITS 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 SPOKANE COUNTY ENFORCED BY THE DEPARTMENT AND SHALL NOT BE VALID.

APPEALS: WITHIN TWENTY-ONE (21) CALENDAR DAYS FROM THE ISSUANCE OF THE PERMIT, A PARTY WITH STANDING 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, ALONG WITH AS-BUILT PLANS IF FIELD MODIFICATIONS WERE PERFORMED, 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](http://WWW.SPOKANECOUNTY.ORG/PERMITS). INSPECTION HOURS ARE 7:30-4:00 MONDAY-THURSDAY, AND 7:30-NOON ON FRIDAY.



**[www.spokanecounty.org/permits](http://www.spokanecounty.org/permits)**

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

**Project #:** B1902807

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

**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.**