



SPOKANE COUNTY BUILDING AND PLANNING

PERMIT

Permit Number: E-B1902160

Permit Issued Date: 09/30/2019

Expiration Date: 09/30/2022

Project Description: SINGLE FAMILY LOG HOME W/GARAGE - PROPANE (55# GSL)

Project Name: Granard Residence

Primary Contact: MATTHEW GRANARD

Phone: 425-343-4082

Applicant: MATTHEW GRANARD

Address: 7919 E LONFELLOW AVE
SPOKANE, WA 99212

Phone: 425-343-4082

Email: matt.granard@outlook.com

SITE INFORMATION:

Site Address: 6721 E BIG MEADOWS RD

Parcel Number: 37014.9024

Owner: MATTHEW GRANARD

Address: 7919 E LONFELLOW AVE
SPOKANE, WA 99212

Phone: 425-343-4082

Email: matt.granard@outlook.com

Assessor's Description: 01-27-43 PARCEL 'A' OF RECORDED SURVEY
AUDITORS #5909438 BK 141 PG 46 - BEING A
PTN OF W1/2 OF SE1/4 EXC BIG MEADOWS RD

Inspection Area: Barry Husfloen

Water District: Whitworth Water District #2

Fire District: Fire District 4

Zoning: RT

Land Area: 9.87 Acre(s)

Structure/Setbacks:

Front

Rear

Left

Right

RESIDENCE W/GARAGE

PER SITE PLAN

PER SITE PLAN

PER SITE PLAN

PER SITE PLAN

CONTRACTOR INFORMATION:

OWNER, Exp. 12/31/2020

OWNER

OWNER PERFORMING THE WORK

00000 UNKNOWN, WA 00000

BUILDING CHARACTERISTICS:

Group	Type	UOM	Quantity	Valuation
E-DWELLING	-FINISHED BASEMEN	SQFT	1,304.00	\$137,780.64
E-DWELLING	-SFR-1ST FLOOR	SQFT	1,495.00	\$157,961.70
E-DWELLING	-SFR-2ND FLOOR	SQFT	780.00	\$82,414.80
E-DWELLING	-DECK	SQFT	744.00	\$11,457.60
E-DWELLING	-GARAGE/CARPORT	SQFT	617.00	\$9,501.80
Total Building Area:			4,940.00	\$399,116.54

BUILDING DETAILS:

BUILDING HEIGHT	31.00
Stories	2
AREA - 1ST FLOOR	1495
AREA - 2ND FLOOR	780
AREA - FINISHED BASEMENT	1304
AREA - GARAGE / CARPORT	617

DETAILS:

Class	Type	Quantity	Unit Charge	Value
MECH-RES	- WATER HEATER, FUEL BURNING	1.0000	\$51.52	\$51.52
MECH-RES	- LPG TANK	1.0000	\$51.52	\$51.52
MECH-RES	- VENTILATION FAN	6.0000	\$25.76	\$154.56
MECH-RES	- HEAT PUMP/AC	1.0000	\$51.52	\$51.52
MECH-RES	- DOMESTIC KITCHEN RANGE	1.0000	\$51.52	\$51.52

MECH-RES	- DUCT SYSTEM	1.0000	\$51.52	\$51.52
MECH-RES	- FURNACE LESS THAN 400K BTU	1.0000	\$51.52	\$51.52
MECH-RES	- CLOTHES DRYER	1.0000	\$51.52	\$51.52
MECH-RES	- WOOD/PELLET STOVE/INSERT	1.0000	\$51.52	\$51.52
MECH-RES	- GAS PIPING 1-5 OUTLETS	1.0000	\$14.92	\$14.92
PLUMB-RES	- DISHWASHER	1.0000	\$11.38	\$11.38
PLUMB-RES	- CLOTHES WASHER	1.0000	\$11.38	\$11.38
PLUMB-RES	- WATER SOFTENER	3.0000	\$11.38	\$34.14
PLUMB-RES	- SINK	7.0000	\$11.38	\$79.66
PLUMB-RES	- SHOWER	2.0000	\$11.18	\$22.36
PLUMB-RES	- CROSS CONNECTION DEVICE	1.0000	\$11.18	\$11.18
PLUMB-RES	- TUB	2.0000	\$11.38	\$22.76
PLUMB-RES	- TOILETS	4.0000	\$11.38	\$45.52
				<hr/> \$820.02

FEE DETAIL:

	Permit Fees Paid Amount
eInspection - Residential Mechanical	\$581.64
eInspection - Residential Plumbing	\$238.38
ePlan Review, New Single Family Residence	\$89.70
eProcessing - Residential Mechanical	\$27.12
eProcessing, New Construction or Addition	\$138.29
Inspection, New Single Family Residence	\$1,136.20
Mechanical SFR Credit	(\$81.35)
Plumbing Processing	\$27.12
Plumbing SFR Credit	(\$81.35)
State Surcharge	\$6.50
Total Fee:	<hr/> \$2,082.25

CONDITIONS:

Prior to framing inspection WSEC, glazing, heat sizing, mech/vent, and heating specs must be submitted to Cherri Brown

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: 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.

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

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:

Display Name: MATTHEW GRANARD

Primary Phone: 425-343-4082

Primary Email: matt.granard@outlook.com

Portal Access Code: FOXSU-81YDK

Mailing Address: 7919 E LONFELLOW AVE
SPOKANE, WA 99212

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.**