



SPOKANE COUNTY BUILDING AND PLANNING

PERMIT

Permit Number: B1903286

Permit Issued Date: 11/26/2019

Expiration Date: 11/26/2022

Project Description: RESIDENCE ADDITION - BUTLER PANTRY & KITCHEN EXPANSION

Primary Contact: RICK J WRIGHT
Phone: 4062617807

Applicant: RICK J WRIGHT
Address: 628 E Courtland Ave
SPOKANE, WA 99207
Phone: 4062617807
Email: RICKJWRIGHT@HOTMAIL.COM

SITE INFORMATION:

Site Address: 2105 S MEADOWVIEW RD
Parcel Number: 55292.0205

Owner: PALMER, RANDALL T & ERIN L
Address: 2105 S MEADOWVIEW RD
GREENACRES, WA 99016
Phone: 425-623-5429
Email: PALMERS@FRONTIER.COM

Assessor's Description: SALTESE ADDITION LT 5 BLK 2
Inspection Area: Tom Hansen

Water District:

Fire District: Fire District 8
Land Area: 25633 Square Feet

Zoning: UR

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

CONTRACTOR INFORMATION:

RICKJJW811OP, Exp. 09/17/2021

RICK J WRIGHT
628 E COURTLAND AVE SPOKANE, WA 99207
4062617807
RICKJWRIGHT@HOTMAIL.COM

BUILDING CHARACTERISTICS:

Group	Type	UOM	Quantity	Valuation
RESIDENTIAL	SFR-1ST FLOOR	SqFt	268.00	\$28,316.88
Total Building Area:			268.00	\$28,316.88

BUILDING DETAILS:

BUILDING HEIGHT	0.00
STORIES	1

DETAILS:

Class	Type	Quantity	Unit Charge	Value
PLUMBING	DISHWASHER	1.0000	\$11.38	\$11.38
PLUMBING	SINKS	2.0000	\$11.38	\$22.76
				\$34.14

FEE DETAIL:

	Permit Fees Paid Amount
Inspection, Residential Addition	\$498.34
Planning Residential Land Use Review	\$123.45
Plumbing Inspection	\$81.35
Plumbing Processing	\$27.12
Processing, Residential Addition	\$239.30
State Surcharge	\$6.50
Total Fee:	\$976.06

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

MANY TYPES OF BURNING ARE PROHIBITED OR RESTRICTED IN SPOKANE COUNTY. THIS INCLUDES BURNING CONSTRUCTION OR DEMOLITION DEBRIS. CONTACT SPOKANE REGIONAL CLEAN AIR AGENCY AT 477-7427 AND/OR VISIT WWW.SPOKANECLEANAIR.ORG FOR MORE INFORMATION.

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. 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: Wright, Ricky James

Last Name: Individual

Display Name: RICK J WRIGHT

Primary Phone: 4062617807

Primary Email: RICKJWRIGHT@HOTMAIL.COM

Portal Access Code: 3BG9P-QU1RD

Mailing Address: 628 E COURTLAND AVE
SPOKANE, WA 99207

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.**