



SPOKANE COUNTY BUILDING AND PLANNING

PERMIT

Permit Number: B1900583

Permit Issued Date: 03/21/2019

Expiration Date: 03/21/2022

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

Primary Contact: LEXINGTON HOMES-DRH LL

Phone:

Applicant: LEXINGTON HOMES-DRH LL

Address: PO BOX 141749
SPOKANE VALLEY, WA 99214-1749

Phone:

Email: redens@lexingtonhomesinc.com

SITE INFORMATION:

Site Address: 8930 E RED OAK LN

Parcel Number: 46311.4230

Owner: LEXINGTON HOMES-DRH LL

Address: PO BOX 141749
SPOKANE VALLEY, WA 99214-1749

Phone:

Email: redens@lexingtonhomesinc.com

Assessor's Description: ALTERATION TO THE VISTAS AT WOODLAND
ESTATES PUD LT 16A (AFN 5351982)

Inspection Area: Eland Breiter

Right of Way: 28

Water District: Pasadena Park Irrigation
District #17

Fire District: Fire District 9

Zoning: LDR

Land Area: 4202 Square Feet

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

CONTRACTOR INFORMATION:

LEXINH025JA, Exp. 03/12/2020

LEXINGTON HOMES, INC
P O BOX 141749 SPOKANE, WA 99214
509-924-1519

bjones@lexingtonhomesinc.com

GOLDSM*290C4, Exp. 04/23/2019

GOLD SEAL MECHANICAL INC
5524 E BOONE AVE SPOKANE, WA 99212
509-535-5944

marieh@goldsealplumbing.com

RRHEAA*106BW, Exp. 08/01/2020

R & R HEATING & A/C INC
5202 N FLORIDA ST SPOKANE, WA 99217
509-484-1405

GHUGHES@RANDRHEATING.COM

BUILDING CHARACTERISTICS:

Group	Type	UOM	Quantity	Valuation
RESIDENTIAL	GARAGE/CARPORT	SQFT	401.00	\$6,175.40
RESIDENTIAL	SFR-1ST FLOOR	SqFt	1,376.00	\$145,388.16
RESIDENTIAL	DECK/PATIO COVER	SqFt	235.00	\$3,619.00
RESIDENTIAL	FINISHED BASEMENT	SqFt	1,055.00	\$111,471.30
RESIDENTIAL	UNFINISHED BASEME	SQFT	321.00	\$4,943.40
Total Building Area:			3,388.00	\$271,597.26

BUILDING DETAILS:

BUILDING HEIGHT	0.00
Stories	1

DETAILS:

Class	Type	Quantity	Unit Charge	Value
MECHANICAL	VENTILATION FAN	4	\$25.76	\$103.04

MECHANICAL	HEAT PUMP/AC	1	\$51.52	\$51.52
MECHANICAL	DOMESTIC KITCHEN RANGE	1	\$51.52	\$51.52
MECHANICAL	GAS FIREPLACE/INSERT	3	\$51.52	\$154.56
MECHANICAL	DUCT SYSTEM	1	\$51.52	\$51.52
MECHANICAL	GAS PIPING (1-5 OUTLETS)	1	\$14.91	\$14.91
MECHANICAL	FURNACE LESS THAN 400,000 BTU	1	\$51.52	\$51.52
MECHANICAL	CLOTHES DRYER	1	\$51.52	\$51.52
PLUMBING	DISHWASHER	1	\$11.38	\$11.38
PLUMBING	CLOTHES WASHER	1	\$11.38	\$11.38
PLUMBING	WATER USING DEVICE	1	\$11.38	\$11.38
PLUMBING	WATER HEATER, ELECTRIC	1	\$11.38	\$11.38
PLUMBING	GARBAGE DISPOSAL/GRINDER	1	\$11.38	\$11.38
PLUMBING	TOILETS	3	\$11.38	\$34.14
PLUMBING	SINKS	5	\$11.38	\$56.90
PLUMBING	SHOWERS	1	\$11.38	\$11.38
PLUMBING	SEWAGE EJECTORS	1	\$11.38	\$11.38
PLUMBING	TUBS	1	\$11.38	\$11.38
				<hr/>
				\$712.19

FEE DETAIL:

	Permit Fees Paid Amount
Inspection, New Single Family Residence	\$936.88
Mechanical Inspection	\$530.11
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	\$182.08
Plumbing Processing	\$27.12
Plumbing SFR Credit	(\$81.35)
Processing, New Construction or Addition	\$138.29
State Surcharge	\$6.50
Total Fee:	<hr/>
	\$1,898.55

CONDITIONS:

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.

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HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM:

All heating and cooling system components installed inside the conditioned space. This includes all equipment and distribution system components such as forced air ducts, hydronic piping, hydronic floor heating loop, convectors and radiators. All combustion equipment shall be direct vent or sealed combustion.

For forced air ducts: A maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts may be located outside the conditioned space. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices. Flex duct connections must be made with nylon straps and installed using a plastic strapping tensioning tool. Ducts located outside the conditioned space must be insulated to a minimum of R-8.

Locating system components in conditioned crawl spaces is not permitted under this option.

Electric resistance heat and ductless heat pumps are not permitted under this option. Direct combustion heating equipment with AFUE less than 80% is not permitted under this option.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.

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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.

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PERMIT REQUIRED FOR RETAINING WALL. DD

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.

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.

THIS STRUCTURE CONSISTS OF TWO (2) INDIVIDUAL SINGLE-FAMILY DWELLINGS/GARAGES ON SEPARATE PARCELS, SEPARATED BY THE REQUIRED FIRE RATED ASSEMBLIES; THESE WALLS CANNOT BE MODIFIED OR ALTERED WITHOUT FURTHER REVIEW, PERMITS, AND INSPECTIONS.



www.spokanecounty.org/permits

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

Project #: B1900583

Project Description: RESIDENCE W/GARAGE (ZERO LOT LINE) - 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:

Display Name: LEXINGTON HOMES-DRH LL

Primary Phone:

Primary Email: redens@lexingtonhomesinc.com

Portal Access Code: XBPHZ-PDE42

Mailing Address: PO BOX 141749
SPOKANE VALLEY, WA 99214-1749

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.**