



SPOKANE COUNTY BUILDING AND PLANNING

PERMIT

Permit Number: B1903513

Permit Issued Date: 11/21/2019

Expiration Date: 11/21/2022

Project Description: RESIDENCE W/GARAGE - GAS GSL 60#

Primary Contact: CG RIPPY & ASSOCIATES LLC
Phone: 5093625629

Applicant: CG RIPPY & ASSOCIATES LLC
Address: 9421 W TORMEY RD
NINE MILE FALLS, WA 99026
Phone: 5093625629
Email: CAMERON@CGRIPPY.COM

SITE INFORMATION:

Site Address: 17211 N LOGAN LN
Parcel Number: 27271.9061

Owner: HEFTEL, CHRISTOPHER L & LORI J
Address: 4425 W LOOKOUT MOUNTAIN LN
SPOKANE, WA 99208
Phone:
Email:

Assessor's Description: THAT PORTION OF THE NE1/4 OF SECTION 27,
TOWNSHIP 27 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON, DESCRIBED
AS FOLLOWS: COMMENCING AT THE
NORTHEAST CORNER OF SAID SECTION 27;
THENCE S00°31'

Inspection Area: Barry Husfloen

Water District: River Bluff Water System

Fire District: Fire District 4

Zoning: RT

Land Area: 436036 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:

CGRIPRA933Q6, Exp. 01/02/2020

CG RIPPY & ASSOCIATES LLC
9421 W TORMEY RD NINE MILE FALLS, WA 99026
5093625629
CAMERON@CGRIPPY.COM
SPOKANE, WA 99208
RICK FLOWER
SPOKANE MECHANICAL, HEATING & COOLING
201 W CHATTAROY RD COLBERT, WA 99005

BUILDING CHARACTERISTICS:

Group	Type	UOM	Quantity	Valuation
RESIDENTIAL	UNFINISHED BASEMENT	SQFT	795.00	\$12,243.00
RESIDENTIAL	DECK/PATIO COVER	SqFt	256.00	\$3,942.40
RESIDENTIAL	FINISHED BASEMENT	SqFt	1,000.00	\$105,660.00
RESIDENTIAL	SFR-1ST FLOOR	SqFt	1,795.00	\$189,659.70
Total Building Area:			3,846.00	\$311,505.10

BUILDING DETAILS:

BUILDING HEIGHT	31.00
Stories	1

MARSHPI969MO, Exp. 09/05/2020

MERLE MARSHALL
MARSHALL'S PLUMBING INC
9809 N SNYDER SPOKANE, WA 99208
509-468-0468
marshallmerle@yahoo.com

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	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	2.0000	\$51.52	\$103.04
PLUMBING	FLOOR DRAIN	1.0000	\$11.38	\$11.38
PLUMBING	DISHWASHER	1.0000	\$11.38	\$11.38
PLUMBING	CLOTHES WASHER	2.0000	\$11.38	\$22.76
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	3.0000	\$11.38	\$34.14
PLUMBING	SINKS	8.0000	\$11.38	\$91.04
PLUMBING	TUBS	2.0000	\$11.38	\$22.76
				<hr/>
				\$677.43

FEE DETAIL:

	Permit Fees Paid Amount
Inspection, New Single Family Residence	\$1,057.08
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	\$250.36
Plumbing Processing	\$27.12
Plumbing SFR Credit	(\$81.35)
Processing, New Construction or Addition	\$138.29
State Surcharge	\$6.50
Total Fee:	<hr/>
	\$1,983.99

CONDITIONS:

EFFICIENT BUILDING ENVELOPE 1c:

Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.22
Ceiling and single-rafter or joist-vaulted R-49 advanced Wood frame wall R-21 int plus R-12 ci
Floor R-38
Basement wall R-21 int plus R-12 ci
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 30%.
2.0

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2c:

Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 1.5 air changes per hour maximum
and

All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.85.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.

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

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.spo.kancounty.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:

Project #: B1903513

Project Description: RESIDENCE W/GARAGE - GAS GSL 60#

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: RIPPY, CAMERON G

Last Name: Limited Liability Company

Display Name: CG RIPPY & ASSOCIATES LLC

Primary Phone: 5093625629

Primary Email: CAMERON@CGRIPPY.COM

Portal Access Code: 1RARB-L2ATG

Mailing Address: 9421 W TORMEY RD
NINE MILE FALLS, WA 99026

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.**