



Spokane Plan Commission Agenda

Wednesday, January 22, 2020

2:00 PM

City Council Briefing **Chambers** (Sessions & Workshops)

808 W Spokane Falls Blvd, Spokane, WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each

Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 – 2:30

1. Approve [12/11/2019](#) meeting minutes
2. City Council Report
3. Community Assembly Liaison Report
4. President Report
5. Transportation Sub-Committee Report
6. Secretary Report

All
CM Candace Mumm
Mary Winkes
Todd Beyreuther
John Dietzman
Louis Meuler

Workshops:

2:30 – 2:45

1. Renaming of East Central Community Center

City Council

2:45 – 3:00

2. Plan Commission Rules of Procedure Change Regarding Number Required for Quorum

Louis Meuler

3:00 – 3:30

3. [Amendments to Building Code - Not coming before Plan Commission](#)

Melissa Owen
Framework/

3:30 – 4:00

4. [Update on Downtown Plan Update Process/Consultant](#)

Nate Gwinn

Hearings:

4:00 – 4:03

1. [Request to Continue Street Name Change Package](#)

Tami Palmquist

Adjournment:

The next PC meeting will be held on Wednesday, February 12, 2020

The password for City of Spokane Guest Wireless access has been changed:

Username: COS Guest

Password: 284PMM5q

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Plan Commission - Draft Minutes

December 11, 2019

City Council Chambers

Meeting Minutes: Meeting called to order at 1:04 PM by Greg Francis

Attendance:

- Board Members Present: Christopher Batten, Sylvia St. Clair, Greg Francis (Vice-President), Diana Painter, Carole Shook, Kate Burke(City Council Liaison)
- Board Members Not Present: Todd Beyreuther (President), Michael Baker, John Dietzman,
- *Quorum Present: yes*
- Staff Members Present: Louis Meuler, Jackie Churchill

Working Lunch and 2020 Preview

- 2020 Preview presented by Louis Meuler
- Questions asked and answered
- Discussion ensued
 - *Carole Shook present at 1:20 pm.
 - *Kate Burke present at 2:01 pm
 - *Chris Batten Present at 2:02 pm

Public Comment:

None

Briefing Session:

Minutes from the November 13, 2019 meeting approved unanimously with changes.

Minutes need an update to Paul Kropp and Greg Francis' comments regarding Mary Winkes. She was selected by Community Assembly as Liaison and is in process for being put into the position of Community Assembly (CA) Liaison to the Plan Commission.

1. City Council Liaison Report - Kate Burke

- City Council passed amendments from Plan Commission Year Process.
- City Council deferred Tenant Protections until March.
- City Council passed Council Member (CM) Kinnear's PLANT ordinance. The next meeting will be about the Budget and will be the last meeting of the year.

2. Community Assembly Liaison Report -

- NONE

3. Commission President Report - Todd Beyreuther (Given by Vice-President Greg Francis)

- The Comprehensive Plan docketing process will be in January and needs 3 staff to be on the board. Greg Francis, Sylvia St. Clair, and Christopher Batten volunteered to be on the board.

4. Transportation Subcommittee Report - John Dietzman

- None

5. Secretary Report - Louis Meuler

- Stated the Mary Winkes is slated to be CA Liaison to Plan Commission pending City Council approval.
- Presented certificate of appreciation to Chris Batten for his service in Plan Commission that is ending on 12/31/2020.

Workshops:

- 1. North Bank Subarea Plan Workshop**
 - Presentation provided by Tirrell Black
 - Questions asked and answered
 - Discussion ensued
- 2. 2020 Comprehensive Plan Amendments Process**
 - Presentation provided by Kevin Freibott
 - Council Member Burke left at 2:57 PM.
 - Questions asked and answered
 - Discussion ensued
- 3. Update on Downtown Plan Update Process**
 - Presentation provided by Nate Gwinn
 - Questions asked and answered
 - Discussion ensued

Meeting Adjourned at 4:03 PM

Next Plan Commission Meeting scheduled for Wednesday, January 22, 2020

BRIEFING PAPER
City of Spokane
Plan Commission Meeting
January 22, 2020

Subject

Amendments to the Spokane Municipal Code (SMC) Chapter 08.02 Fees and Charges, Article III. Building and Construction Permits, Section 08.02.031(B) Building Code Fees and Charges – Valuation; Section 10.29.030 Heating Mechanics – License; Chapter 11.19 Zoning Code, Article VII. Administration and Procedure, Sections 11.19.720 Building Official; Section 17C.110.230 Fences related to Enclosures for Pools and Hot Tubs; 17F.030.010 Adoption of Standard Codes related to Boilers and Pressure Vessels; 17F.040.010 Adoptions of Building Codes and Related Washington State Codes; 17F.050.010 Adoption of the National Electrical Code; 17F.060.060 Dangerous Conveyances; 17F.090.010 Adoption of International Mechanical Code; and, 17G.010.200 Application for Worker's License; Mechanics – License.

This briefing paper is being provided to the Plan Commission as a courtesy in compliance with SMC 17G.025.010(J). These matters will not come before the Plan Commission for consideration; City Council will act on these matters.

Background

Amendments are intended to remove references to outdated construction standards, administration, processes, licenses, and fees and to ensure that as new editions of construction-related standards adopted at the state level appropriately referenced in the City's municipal code among other code clean-up items. Amendments also provided that the City's Building Official review all proposed amendments to 17F – Construction Standards – prior to review and/or approval by other recommending or decision making bodies within the City of Spokane. More information is available at

<https://my.spokanecity.org/projects/construction-standards-code-clean-up/>

The proposed text amendment includes the following:

- Updates Section 08.02.031(B)(1) Building Code, Building Permit Valuation to reflect the current building valuation schedule and frequency of valuation schedule updates (twice annually) published by the International Code Council (ICC).
- Removal of language from Section 10.29.030 (Heating Mechanics – License) related to work that may be conducted by a holder of an apprentice heating mechanic license and oil burner installer's license.

- Add language to 11.19.720, Building Official, requiring review and approval of all proposed amendments to Title 17F – Construction Standards – by the Building Official prior to review by other recommending or decision making bodies within the City of Spokane.
- Revising Section 17C.110.230, Fences – Enclosures for Pools and Hot Tubs, to include options for pool and spa barriers found in the International Swimming Pool and Spa Code.
- Code clean-up of 17F to reference “current adopted Editions” of construction codes instead of adopted codes of a specified year including the National Board Inspector Code (pressure vessel code – 17F.030.010), Building (IBC, IRC, international Energy Conservation Code – 17F.040.010), Electrical (17F.050.010), Mechanical (17F.090.010), and Plumbing codes (17F.100.010).
- Amending Section 17F.040.010 Adoption of Building Codes and Related Washington State Codes to include specific adoption of Appendix Q: Dwelling Unit Fire Sprinkler Systems, WAC 51-51-60105
- Amending 17F.060.040, Elevator Code to require use of fire rated belts tested to UL 62, UL 1581 FT-1 fire rating or equivalent only, when elevators incorporating noncircular elastomeric coated steel suspension members (belt suspension).
- Adding language to 17F.060.060 – Dangerous Conveyances – making removal of lock-out devices installed due to unsafe elevator operating conditions a Class I civil infraction with a fee of \$536.00 per day of said infraction.
- Amend Section 17G.010.200 Application of Workers’ License to include:
 - Language encompassing the certification of electrical apprentices by the Department of Labor and Industries pursuant to chapter 19.28 RCW.
 - Striking experience qualifications for gas heating mechanic I/II and gas inspector I/II license eligibility from the City’s ordinance – the board of gas heating mechanic examiners will continue to determine the qualification and fitness of applicants for the purpose of obtaining a license and for license renewal.
 - Requirements for a new application and exam for all mechanical license holders for licenses expired more than 90 days.

Public Outreach

Proposed amendments are subject to the City Council’s adoption process including Council Committee briefing. Planned public outreach includes project webpage, blog post, and email outreach to local industry experts.

Additional Information:

Please contact Dermott Murphy at dgmurphy@spokanecity.org if you have comments or would like to request a draft.

ORDINANCE _____

An ordinance relating to Permit Fees, Heating Mechanics Licenses, Building Official Review of Proposed Amendments to 17F, Fences, Adoption of Current State Building Codes, Elevators and Dangerous Conveyances, and Application for Worker's Licenses amending SMC 08.02.031, 10.29.030, 11.19.720, 17C.110.230, 17F.030.010, 17F.040.010, 17F.050.010, 17F.060.040, 17F.060.060, 17F.090.010, 17F.100.010, and 17G.010.200.

The City of Spokane does ordain:

Section 1. That SMC 08.02.031 is amended to read as follows:

Section 08.02.031 Building Code

A. Building Permit.

Building permit fees are based on the value of the work to be done as follows:

VALUE OF WORK
(in dollars)

FEE
(in dollars)

1 - 500

28.00

501 - 2,000

28.00 plus 3.00 for each 100 over 500

2,001 - 25,000

73.00 plus 13.00 for each 1,000 over 2,000

25,001 - 50,000

372.00 plus 10.00 for each 1,000 over 25,000

50,001 - 100,000

622.00 plus 7.00 for each 1,000 over 50,000

100,001 - 500,000

972.00 plus 5.00 for each 1,000 over 100,000

500,001 - 1,000,000

2,972.00 plus 4.00 for each 1,000 over 500,000

1,000,001 - 99,999,999

4,972.00 plus 3.00 for each 1,000 over 1,000,000

B. Valuation.

1. The value of construction for purposes of calculating the amount of the fee is determined by using the:
 - a. most current building valuation data from the International Code ~~((Conference))~~Council (ICC) as published ~~((in the "Building Safety Journal"))~~ and updated by the ICC twice annually; or
 - b. contract valuation, whichever is greater.
2. "Gross area" when used in conjunction with the ICC building valuation data to determine valuation of a project is the total area of all floors, measured from the exterior face, outside dimension, or exterior column line of a building, including basements and balconies but excluding unexcavated areas.
3. The fee is based on the highest type of construction to which a proposed structure most nearly conforms, as determined by the building official.
4. For roofing permits, the value is determined to be:
 - a. one hundred fifty dollars per square for recovering roofs;
 - b. two hundred dollars per square for roofing projects when existing layers of roofing are torn off and a new layer is installed;
 - c. two hundred fifteen dollars per square for roofing projects when existing layers of roofing are torn off, new sheeting is installed, and a new layer of roof is installed;
 - d. or the contract valuation if it is greater.

C. Building Plan Review.

1. Plan review fees are sixty-five percent of the building permit fee as calculated from the table rounded up to the next whole dollar amount for:
 - a. all commercial building permits;
 - b. all industrial building permits;

- c. all mixed use building permits; and
 - d. new multi-family residences with three or more units.
 - 2. Plan review fees are one hundred percent of the building permit fee as calculated from the table for fast-track projects.
 - 3. Plan review fees are twenty-five percent of the building permit fee as calculated from the table rounded up to the next whole dollar amount for new:
 - a. single-family residences; and
 - b. duplexes.
 - 4. Plan review fees are twenty-five dollars for:
 - a. new buildings that are accessory structures for single-family residences and duplexes to include garages, pole buildings, greenhouses, sheds that require a permit, etc.; and
 - b. additions to existing single family residences and duplexes to include living space, garages, sunrooms, decks, etc.
 - 5. Plan review fees for additional review required by changes, additions, or revisions to plans are seventy-five dollars per hour or fraction thereof.
 - 6. The building official may elect to assess plan review for remodeling single family residences and duplexes when required. This amount will be not be higher than the twenty-five percent of the building fee as calculated in the table rounded to the nearest whole dollar charged on a new single-family residence or duplex.
- D. Demolition.
- Demolition permit fees are:
- 1. Single-family residence, duplex and accessory structures: Thirty-five dollars each.
 - 2. Other structures: Thirty-five dollars for every thousand square feet, to a maximum fee of three hundred fifty dollars.
 - 3. The processing fee is twenty-five dollars.
 - 4. For historic landmarks and contributing buildings within an historic district or located within the Downtown Boundary Area: five hundred dollars.
 - 5. All demolition permit fees received by the city are to be deposited in the historic preservation incentives fund established by [SMC 07.08.152](#).

E. Fencing.

1. The permit fee is twenty dollars per one hundred linear feet, or fraction thereof.
2. The processing fee and review fee is twenty-five dollars.

F. Grading.

1. Grading permit fees are as follow:

VOLUME
(in cubic yards)

FEE
(in dollars)

100 or less

28.00

101 - 1,000

28.00 plus 12.00 for each 100 over 100

1,001 - 10,000

136.00 plus 10.00 for each 1,000 over 1,000

10,001 - 100,000

226.00 plus 45.00 for each 10,000 over 10,000

100,001 and more

631.00 plus 25.00 for each 10,000 over 100,000

2. Grading plan review fees are as follow:

VOLUME
(in cubic yards)

FEE
(in dollars)

50 or less

None

51 - 100

20.00

101 - 1,000

25.00

1,001 - 10,000

35.00

10,001 - 100,000

35.00 plus 17.00 for each 10,000 over 10,000

100,001 - 200,000

188.00 plus 10.00 for each 10,000 over 100,000

200,001 and more

288.00 plus 5.00 for each 10,000 over 200,000

G.

3. Failure to obtain a grading permit is a class one infraction under [SMC 1.05.150](#).
4. The processing fee is twenty-five dollars.

H. Sign Permits.

1. Sign permit fees are:
 - a. thirty dollars for each wall sign, projecting sign and incidental sign;
or
 - b. seventy-five dollars for each pole sign, including billboards and off-premises signs.
2. The building services plan review fee is fifty dollars and is in addition to the sign permit fee for pole signs in excess of one hundred square feet or more than thirty feet high.
3. The planning services review fee is fifty dollars for all signs.
4. The processing fee is twenty-five dollars.

I. Factory-built Housing.

1. The installation fee for factory-built housing is fifty dollars per section.
2. A foundation or basement requires a separate building permit.
3. Decks, carports and garages require a separate building permit.

4. The development services review fee is fifty dollars.
5. The processing fee is twenty-five dollars.

J. Manufactured (Mobile) Home.

1. The installation fee for a manufactured (mobile) home is fifty dollars per section.
2. A basement requires a separate building permit.
3. Decks, carports and garages require a separate building permit.
4. The development services review fee is fifty dollars.
5. The processing fee is twenty-five dollars.

K. Temporary Structures.

Permit fees for temporary structures are:

1. One hundred dollars for the first one hundred eighty days; and
2. Five hundred dollars for the second one hundred eighty days.
3. No third session will be allowed.
4. The development services review fee is fifty dollars.
5. The processing fee is twenty-five dollars.

L. Relocation.

1. The fee for a building relocation inspection for bond determination is seventy-five dollars.
2. The development services review fee is fifty dollars.
3. The processing fee is twenty-five dollars.
4. Any repairs or alterations required for relocation are handled by various building permits and the fees for such building permits are in addition to the relocation permit fee.

M. Early Start and Fast Track Approval.

The fee for an early start or fast track building permit approval is twenty-five percent of the building permit fee rounded to the next whole dollar amount and is in addition to any other required fees.

N. Certificate of Occupancy.

1. There is no separate fee for the issuance of a certificate of occupancy following final inspection under a permit so long as the fee for the permit is at least fifty dollars; otherwise, the minimum fee for a building permit and certificate of occupancy is fifty dollars plus a twenty-five dollar processing fee.

2. The fees for the issuance of a certificate of occupancy not resulting from work done under permit are as provided in [SMC 8.02.060](#).

3. The building official will assess a fee not to exceed one hundred percent of the building permit fee for the issuance or extension of any temporary certificate of occupancy. The minimum fee will be:

- a. two hundred twenty-five dollars plus a twenty-five dollar processing fee when the building permit fee exceeds this amount;
- b. equal to the amount of the building permit fee when the building permit fee is less than two hundred fifty dollars.

O. Swimming Pools.

1. The building and plumbing permit fee for a swimming pool is:

- a. seventy-five dollars for those accessory to a single-family residence; and
- b. one hundred dollars for all others.

2. The planning services review fee is twenty-five dollars.

3. The processing fee is twenty-five dollars.

4. Mechanical, electrical and fence permits are additional.

P. Parking Lot and Site Work Permits.

The fee for a site work permit is charged in accordance with the fee table in subsection (A) of this section.

Q. Reinspections.

The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy-five dollars per incident.

R. Inspections Outside Normal Inspector Working Hours.

The fee for inspections outside normal inspector working hours is seventy-five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.

S. Work Done Without a Permit/Investigation Fees.

Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:

1. twice the inspection fee, or
 2. the permit fee plus one hundred fifty dollars,
- must be paid prior to the issuance of the permit(s).

T. Safety Inspections.

The fees for safety inspections are:

1. Commercial Buildings: Seventy-five dollars per hour or fraction of an hour with a prepaid minimum of one hundred fifty dollars.
2. Single-family Residence – Electrical only: Seventy-five dollars.
3. Single-family Residence – Two or more trade categories: One hundred fifty dollars.
4. Two-family Residence: One hundred seventy-five dollars.
5. Multifamily – Three to six units: Two hundred fifty dollars.
6. Multifamily – Seven to fifty units: Two hundred fifty dollars plus twenty-five dollars for each unit over six.
7. Multifamily – Over fifty units: One thousand three hundred fifty dollars plus ten dollars for every unit over fifty.
8. Electrical Service Reconnect - Residence - Twenty-five dollars
9. Electrical Service Reconnect - Commercial - Fifty dollars
10. Processing fee: Twenty-five dollars.

U. Recording Fee Use of Public Right-of-way and Large Accessory Building Agreement.

The property owner shall be charged a pass-through fee equal to the amount assessed by Spokane County when erecting a fence, retaining wall or other structure in a public right-of-way. This is a recording fee for the acknowledged agreement whereby the property owner covenants to remove the encroachment upon notice by the City. An additional twenty-five dollar processing fee is required when a permit is not issued in conjunction with the recording.

V. Expired Permits Over Six Months.

1. Building Permits.

- a. No inspections have been made: Permits require full resubmittal, and if a commercial project, plan review. Original valuation shall be contained in description of new permit.
- b. Footings and foundations only have been inspected and approved: Minimum of seventy-five percent of the original assessed permit fee plus new processing fees. Original valuation shall be contained in description of new permit.

- c. All rough-in inspections approved: Minimum of twenty-five percent of original permit fee plus new processing fees. Original valuation shall be contained in description of new permit.
- d. Additional work done not on original permit: New valuation shall be calculated based upon either square footage if new construction, or valuation if remodel.

2. Plumbing Permits.

- a. No inspections: A full new permit for all fixtures is required.
- b. Partial inspections approved: If water tests, top outs and ground plumbing have been approved, then twenty-five percent of the original itemized permit fees plus new processing fee.

3. Mechanical Permits.

- a. No inspections: A full new permit is required.
- b. Partial inspections: If all rough-in inspections and air tests have been approved, then twenty-five percent of the original permit fee plus new processing fee.

4. Electrical Permit.

- a. No inspections: A full new permit is required.
- b. Partial inspections: If all rough-in inspections and service inspections have been approved, then twenty-five percent of the original fees plus new processing fee.

W. Processing Fee.

In addition to all of the fees identified in [SMC 8.02.031](#), the processing fee for each permit is twenty-five dollars, unless specifically stated otherwise.

Section 2. That SMC 10.29.030 is amended to read as follows:

Section 10.29.030 Heating Mechanics – License

No person may perform work requiring a mechanical permit without a license issued by the building services department of the appropriate type as follows:

~~((A.))((An apprentice heating mechanic license authorizes the holder to do gas fitting and oil burner work in the presence and under the supervision of a licensed heating mechanic or oil burner installer.))~~

~~((B))~~A. A gas heating mechanic I license authorizes the holder to do gas fitting work on a gas:

1. system or gas appliance utilizing up to four hundred thousand BTU input per hour, or
2. appliance in excess of four hundred thousand BTU input per hour under the direct supervision and in the presence of a gas heating mechanic II.

~~((G))~~B. A gas heating mechanic II license authorizes the holder to do industrial gas fitting work (exceeding four hundred thousand BTU) on any permit a mechanical contractor can take out.

~~((D-))~~~~((An oil burner installer's license authorizes the holder to do any installation or service work respecting oil burners and oil burning equipment.))~~

~~((E))~~C. Contractors who obtain permits requiring a heating mechanics license and the installer who performs the installation shall both be liable for the civil infraction set forth in [SMC 1.05.170](#).

Section 3. That SMC 11.19.720 is amended to reach as follows:

Section 11.19.720 Building Official

- A. The director of building services, who has jurisdiction over the construction, alteration, repair and occupancy of buildings under the various building and construction codes in this title, has responsibility to enforce the zoning code, through the permit and certificate processes and through the initiation of legal or administrative proceedings.
- B. The building official administers the more technical construction aspects of the zoning code, such as:
 1. the material and method of installation of manufactured home skirting;
 2. the installation and anchorage of manufactured homes;
 3. waiver of the minimum height of a loading space; and
 4. determination of the costs of restoration of a damaged nonconforming building.

- C. The building official issues certificates of occupancy evidencing the determination that the building and use either comply with zoning code or are nonconforming.
- D. The building official determines whether and when nonconforming rights have been abandoned and requires the discontinuance or removal of unpermitted uses.
- E. The building official is responsible for various interpretations, including:
 - 1. which is the front property line;
 - 2. the permissible height of structures in the airport hazard area;
 - 3. the number of off-street parking spaces when not specifically provided for; and
 - 4. the propriety of accessory buildings on a side property line.
- F. The building official makes recommendations to the director of planning services concerning the compliance of a proposal with the goals and policies of an interim development control area.
- G. In issuing building permits for construction within planned unit developments, the building official may permit minor adjustments of the location or dimensions of buildings, so long as such adjustments do not:
 - 1. exceed the permitted density or the total number of dwelling units authorized in the PUD, or
 - 2. decrease the amount of parking facilities, or
 - 3. permit buildings to be located closer to the site boundary line, or
 - 4. change any points of ingress or egress to the site.Questions as to whether the adjustment is minor in nature may be referred to the director of planning services for a decision.
- H. The building official shall review and approve all proposed amendments to Title 17F Construction Standards prior to review by other recommending or decision making bodies within the City of Spokane.

Section 4. That SMC 17C.110.230 is amended to read as follows:

Section 17C.110.230 Fences

A. Purpose.

The fence standards promote the positive benefits of fences without negatively affecting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets,

and enhance the appearance of property by providing attractive landscape materials. The negative effects of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder emergency access and the safe movement of pedestrians and vehicles, and create an unattractive appearance.

B. Types of Fences.

The standards apply to walls, fences, trellises, arbors, and screens of all types whether open, solid, wood, metal, wire, masonry, or other material.

C. Location.

1. Front Lot Line.

Fences up to forty-two inches high are allowed in required front lot line setbacks.

2. Sides and Rear Lot Line.

Fences up to six feet high are allowed in required sides or rear lot line setbacks. Except in an instance where a rear lot line joins the front lot line of another lot, the fence must be either:

- a. forty-two inches high or less, or
- b. right isosceles triangle having sides of seven feet measured along the right-of-way line of a side yard and the front property line.

3. Other.

The height for fences that are not in required building setbacks is the same as the height limits of the zone for detached accessory structures in Table 17C.110-3.

4. Alleys.

Fences shall not obstruct the clear width required in SMC 17H.010.130(G).

D. Reference to Other Standards.

Building permits are required by the building services department for all fences including the replacement of existing fences. A permit is not required to repair an existing fence.

E. Prohibited Fences.

1. No person may erect or maintain a fence or barrier consisting of or containing barbed, Constantine, or razor wire in the RSF, RTF, RMF, or RHD zones. In the RA zone, up to three strands of barbed wire are allowed for agricultural, farming or animal uses.
2. No person may construct or maintain a fence or barrier charged with electricity in the RSF, RTF, RMF, or RHD zones. In the RA zone, the use is permitted for the containment of livestock only.
3. A fence, wall, or other structure shall not be placed within the public right-of-way without an approved covenant as provided in SMC 17G.010.160 and any such structure is subject to the height requirement for the adjoining setback.
4. Fence Setbacks.

- a. Arterial Street.

No fence may be closer than twelve feet to the curb of an arterial street.

- b. Local Access Street.

No fence may be closer than the back of the sidewalk on a local access street. If there is no sidewalk, the fence shall be setback seven feet behind the face of the curb of a local access street.

F. Enclosures for Pools, Hot Tubs, and Impoundments of Water((or Ponds)).

1. To protect against potential drowning and near drowning by restricting access to pools, spas, and other impoundments of water, a((A)) person maintaining a swimming pool, hot tub, pond or other impoundment of water exceeding five thousand gallons and eighteen inches or more in depth and located on private property is required to construct and maintain an approved fence or other barrier as described in the currently adopted edition of the International Swimming Pool and Spa Code((by which the pool or other water feature is enclosed and inaccessible by small children)).

2. When a fence is elected as the preferred barrier, the following applies:

- a. The required pool enclosure must be at least fifty-four inches high and may be a fence, wall, building or other structure approved by the building services department.
- b. If the enclosure is a woven wire fence, it is required to be built to discourage climbing.
- c. No opening, except a door or gate, may exceed four inches in any dimension.
- d. Any door or gate in the pool enclosure, except when part of the occupied dwelling unit, must have self-closing and self-locking equipment by which the door or gate is kept secure when not in use. A latch or lock release on the outside of the door or gate must be at least fifty-four inches above the ground.

G. Visibility at Intersections.

A fence, wall, hedge, or other improvement may not be erected or maintained at the corner of a lot so as to obstruct the view of travelers upon the streets.

1. Subject to the authority of the traffic engineer to make adjustments and special requirements in particular cases, all fences, vegetation, and other features within the Clear View Triangle defined in SMC 17A.020.030 shall be maintained to keep a vertical clear view zone between three and eight feet from ground level

Section 5. That SMC 17F.030.010 is amended to read as follows:

Section 17F.030.010 Adoption of Standard Codes

- A. Boiler and pressure vessels installed within the city of Spokane shall comply with Sections I, II (Parts A, B, C and D), IV, V, VI, VII, VIII Divisions 1, 2, 3, IX, X, XII and PVHO-1 of the ASME Boiler and Pressure Vessel Code, current edition, together with the addenda thereto. Boilers and pressure vessels shall comply with the editions of the code in effect at the time the equipment was manufactured. (Reference WAC 296-104-200).
- B. The National Board Inspection Code, ((2015))current adopted Edition, with current addenda applies to the alteration, inspection and repair of boilers, unfired pressure vessels and appurtenances in the city.
- C. NFPA 85 Boiler and Combustion Systems Hazards Code current edition (for use with boilers with fuel input ratings of twelve million five hundred thousand BTU per hour or greater. (Reference WAC 296-104-200)
- D. These codes as modified by the additions, deletions and amendments set forth in this chapter, are the boiler and pressure vessel code of the City.
- E. The basis for [SMC 17F.030](#) is WAC 296-104 with the exclusion of the unique administrative and fee items unique to Washington State inspectors and their inspection process.

Section 6. That SMC 17F.040.010 is amended to reach as follows:

Section 17F.040.010 Adoption of Building Codes and Related Washington State Codes

- A. There is adopted the Washington State Building Code (chapter 19.27 RCW and chapter 19.27A RCW) as modified by chapter 51-50 WAC. Specifically, the code includes the:
 - 1. International Building Code (IBC), ((2015))current adopted Edition, as published by the International Code Council, including Washington State

- amendments, ICC/ANSI A117.1 ((2009)), and the ((2015))current adopted Edition International Existing Building Code;
2. International Residential Code, ((2015))current adopted Edition (except Part IV – Energy Efficiency, Part VII – Plumbing, and Part VIII – Electrical) as published by the International Code Council, and chapter 51-51 WAC; and Appendix Q: Dwelling Unit Fire Sprinkler Systems, WAC 51-51-60105;
 3. International Energy Conservation Code, ((2015))current adopted Edition, chapter 51-11C and 51-11R WAC.
- B. The codes, standards, and regulations adopted in subsection (A) of this section, as amended by this chapter, constitute the building code of the City of Spokane.

Section 7. That SMC 17F.050.010 is amended to read as follows:

Section 17F.050.010 Adoption of the National Electrical Code

- A. The National Electrical Code, ((2017)) current adopted Edition, as published by the National Fire Protection Association, is the electrical code for the City.
- B. The rules and regulations of the State department of labor and industries, contained in chapter 296-46B WAC (except WAC 296-46B-906, WAC 296- 46B-907, WAC 296-46B-908, WAC 296-46B-909, and WAC 296-46B- 911) are adopted as amendments and interpretations of the National Electrical Code.
- C. Persons doing electrical work are also required to comply with the state electrical installations laws.
- D. The National Electrical Code is further modified by the local amendments as provided in this chapter.

Section 8. That SMC 17F.060.040 is amended to read as follows:

Section 17F.060.040 Requirements

- A. All new and existing elevators, dumb waiters, escalators, stair climbers, platform lifts, temporary personnel hoists, material lifts and moving walks and alterations must conform to this code.
- B. A sidewalk elevator, or hoist, or a freight elevator, which does not rise above the ground floor must have doors and gates so constructed that the car cannot move until they are closed. A sidewalk hoist must be equipped with safety rods so that it cannot be started until the sidewalk doors are open.
- C. Lock boxes for machine room access may be required by conditions.

- D. Conveyances with uncorrected deficiencies are subject to additional inspections and fees. An elevator inspector may revoke an operating permit and red-tag the conveyance if deficiencies remain uncorrected for one hundred fifty days.
- E. Elevators no longer used or deemed to be unsafe may be ordered to be decommissioned by the City Inspector.
- F. Conveyances to be decommissioned must occur by permit and inspections according to the requirements of ASME 17.1. Failure to decommission a conveyance as directed by the elevator inspector shall result in a class I civil infraction.
- G. Elevators incorporating noncircular elastomeric coated steel suspension members (belt suspension) shall use only fire rated belts tested to UL 62, UL 1581 FT-1 fire rating or equivalent.

Section 9. That SMC 17F.060.060 is amended to read as follows:

Section 17F.060.060 Dangerous Conveyances

- H. Whenever the elevator inspector finds a conveyance or part dangerous or unsafe, the owner must immediately repair, replace or otherwise correct the danger.
- I. No person may:
 - 1. remove, conceal or deface any notice of condemnation posted on a conveyance by the inspector; or
 - 2. operate a conveyance until it has been inspected and approved for operation by the inspector.
 - 3. remove any lock or lock out device that has been placed on a conveyance by an authorized person that is intended to prevent the operation of the conveyance that has been deemed unsafe to operate by that person.
- C. Violation of this section will result in a Class I civil infraction assessed daily until corrected.

Section 10. That SMC 17F.090.010 is amended to read as follows:

Section 17F.090.010 Adoption of International Mechanical Code

The current adopted Editions of the International Mechanical Code (IMC) and the International Fuel Gas Code (IFGC)(~~(, 2015 Editions,)~~) published by the International Code Council, as modified by chapter 51-52 WAC and the additions, deletions, and amendments set forth in this chapter, are the mechanical code of the City.

Section 11. That SMC 17F.100.010 is amended to read as follows:

Section 17F.100.010 Adoption of Uniform Plumbing Code

- A. The Uniform Plumbing Code (UPC), ((2015))current adopted Edition, and related standards published by the International Association of Plumbing and Mechanical Officials, as modified by chapter 51-56 WAC and the additions, deletions, and amendments set forth in this chapter, is the plumbing code of the City.
- B. Portions of the UPC not adopted are:
 - 1. Chapters 12 and 15;
 - 2. Combustion air and venting of appliances in Chapter 5; and
 - 3. Portions of the Code addressing building sewers.
- C. Appendices A, B, and I of the UPC are adopted as part of the code.

Section 12. That SMC 17G.010.200 is amended to reach as follows:

Section 17G.010.200 Application for Worker's License

- A. State Licenses, Permits, Certificates.
Electricians and electrical apprentices are certificated by the department of labor and industries under chapter 19.28 RCW. Persons engaged in the craft of installing, altering, repairing and renovating potable water systems and liquid waste systems within a building, either as a journeyman plumber or specialty plumber must have a certificate issued by the department of labor and industries as provided in chapter 18.106 RCW.
- B. Boiler Operators' and Boiler Inspectors' Licenses.
 - 1. An applicant for a license under the boiler and pressure vessel code shall pay the prescribed fees and make written application to the department of building services on prescribed forms.
 - 2. Unless the application is to renew a license in good standing for the succeeding year, the applicant shall be examined as to his qualifications by the board of boiler examiners.
 - 3. To be eligible to apply for a license, an applicant must meet the following minimum qualifications:
 - a. First class engineer and boiler inspector: Two years of practical experience as a boiler operator in a high-pressure plant exceeding eight million BTU input.
 - b. Second class engineer: One year of practical experience as a high-pressure boiler operator in a high-pressure plant exceeding four million BTU input.

- c. Third class engineer: One year of practical experience.
 - d. Small high-pressure boiler operator: Must pass the prescribed examination.
 - e. Low-pressure boiler operator: Must pass the prescribed examination.
4. All boiler operation and boiler inspector license holders must renew the license annually by December 31st.

C. Mechanics' Licenses.

1. An applicant for any license to do work under the mechanical code shall pay the prescribed fees and make written application to the department of building services on prescribed forms.
2. The board of gas heating mechanic examiners shall examine to determine the qualifications and fitness of original applicants for licenses as a gas heating mechanic(~~(, oil burner installer, gas inspector or oil inspector)~~). The board may similarly examine any applicant for a renewal of such license.
3. To be eligible to apply for a license, an applicant must meet the following minimum qualifications:
 - a. Gas heating mechanic I or gas inspector I: ~~((Successful completion of the Inland Northwest HVAC Association Gas School or three years' experience in gas fitting work or gas service))~~ No Requirements.
 - b. Gas heating mechanic II or gas inspector II: ~~((Successful completion of an industrial gas school or three years' experience in gas fitting work, other than as an apprentice))~~ Must possess an active Gas Mechanic I license.
4. "Gas fitting work" means the installation, alteration, extension, repair or maintenance, from the outlet of the gas meter, of gas piping, venting and appliances.
5. All mechanical license holders must renew the license annually by December 31st. If the license is expired for more than 90 days, a new application and exam is required.

D. Apprentices.

The building official, with the approval of the appropriate board, may promulgate from time to time rules for the licensing, registration or regulation or apprentices

in the various trades, consistent with federal and state law.

E. Registered Servicers.

An applicant for a license to test, maintain and alter fire alarm systems, portable fire extinguishers, range hood systems, sprinkler systems, standpipe systems, or underground critical materials storage tanks must pay the prescribed fee and make written application to the fire official. Proof of competency is by exam, demonstration, or submittal of credentials as approved by the fire official.

F. Refueler Operator.

An applicant for a permit to operate an aircraft refueler vehicle must present to the fire official an identification card issued by his employer certifying the applicant's qualifications, as provided in UFC Section 2402.3.

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
Neighborhood & Planning Services
January 22, 2020

Subject

The **Spokane Downtown Plan** is an update of the existing plan, *Fast Forward Spokane Downtown Plan Update* (2008). The project's planning consultant, Framework, is working with the City of Spokane and Downtown Spokane Partnership in a joint effort to lead the initial public engagement for this phase. The January 22 workshop will review the attached draft vision, goals, and supporting strategies developed for public input. The team will continue to receive input on these items through:

- The plan update's steering committee, with the Plan Commission represented through Vice President Greg Francis
- A public meeting on **February 5, 2020 from 6-8pm** at Wonder Spokane, 835 N Post St
- An online survey until **February 15, 2020** Link: surveymonkey.com/r/ZCR8M2M
- Written comments at info@downtownspokaneplan.org

Background

The existing Downtown plan is a subarea plan of the Comprehensive Plan. The new plan will fully update and replace the City's existing plan.

Framework collected input on the plan update's vision, guiding principles, and priorities through interviews with Downtown stakeholders and focus groups in September, 2019. They also conducted the online survey of 590 respondents from October 14 to November 4, along with a public workshop attended by 55 people on October 22, 2019.

Impact

The public engagement effort will reach a broad segment of the community and target identified groups who participate in city life Downtown, such as residents, business owners, organizations, and employees. The project team's work will incorporate feedback throughout the process. The final plan is expected to result in a series of recommended actions and guide new improvements for the next ten years.

Action

The updated plan is scheduled for adoption in spring 2020, following work with the Design Review Board and Plan Commission at additional workshops. The Commission will hold a public hearing and make a recommendation to the Spokane City Council.

For other information and future engagement opportunities, visit the project webpages:

- www.SpokaneDowntownPlan.org
- my.SpokaneCity.org/projects/downtown-plan-update-2020



Draft Vision, Goals, and Strategies

These following Spokane Downtown Plan draft Vision, Goals, and Strategies were developed for public input at a Public Meeting scheduled for February 5, 2020, 6-8pm at Wonder Spokane, 835 N Post St. Feedback from the public will be incorporated as these items are further developed. These items are early concepts for the draft plan update and will be followed by a full draft plan and further outreach in the spring.

DRAFT 2020 VISION

Downtown Spokane is the cultural and economic heart of the Inland Northwest, drawing people from the region, the nation, and around the world. Centered on the Spokane River, the spectacular falls, and the signature Riverfront Park, the urban fabric is walkable and full of interest and distinctive character. Downtown feels safe, comfortable, and welcoming for people of all communities and backgrounds. The history of Spokane shines through in its irreplaceable architecture and the stories of railroads and industry. Downtown Spokane continues to draw new residents and businesses with opportunities for education, recreation and cultural activities. As everyone's neighborhood, Downtown Spokane is a great source of pride and is poised to capture the opportunities of the future.

GOALS + STRATEGIES

GOAL: CONNECTED + WALKABLE DOWNTOWN

- Right size streets and create pedestrian- and bike-friendly connections downtown
- Implement a wayfinding program
- Capitalize on the Central City Line
- Reduce surface parking and consolidate parking in garages
- Create a Downtown Public Development Authority for infill development, parking, partnerships and other issues.

GOAL: WELCOMING + ENGAGING PUBLIC SPACES

- Program and activate public spaces Downtown
- Manage the concentration of homeless services

GOAL: THRIVING ARTS, CULTURE + HISTORY

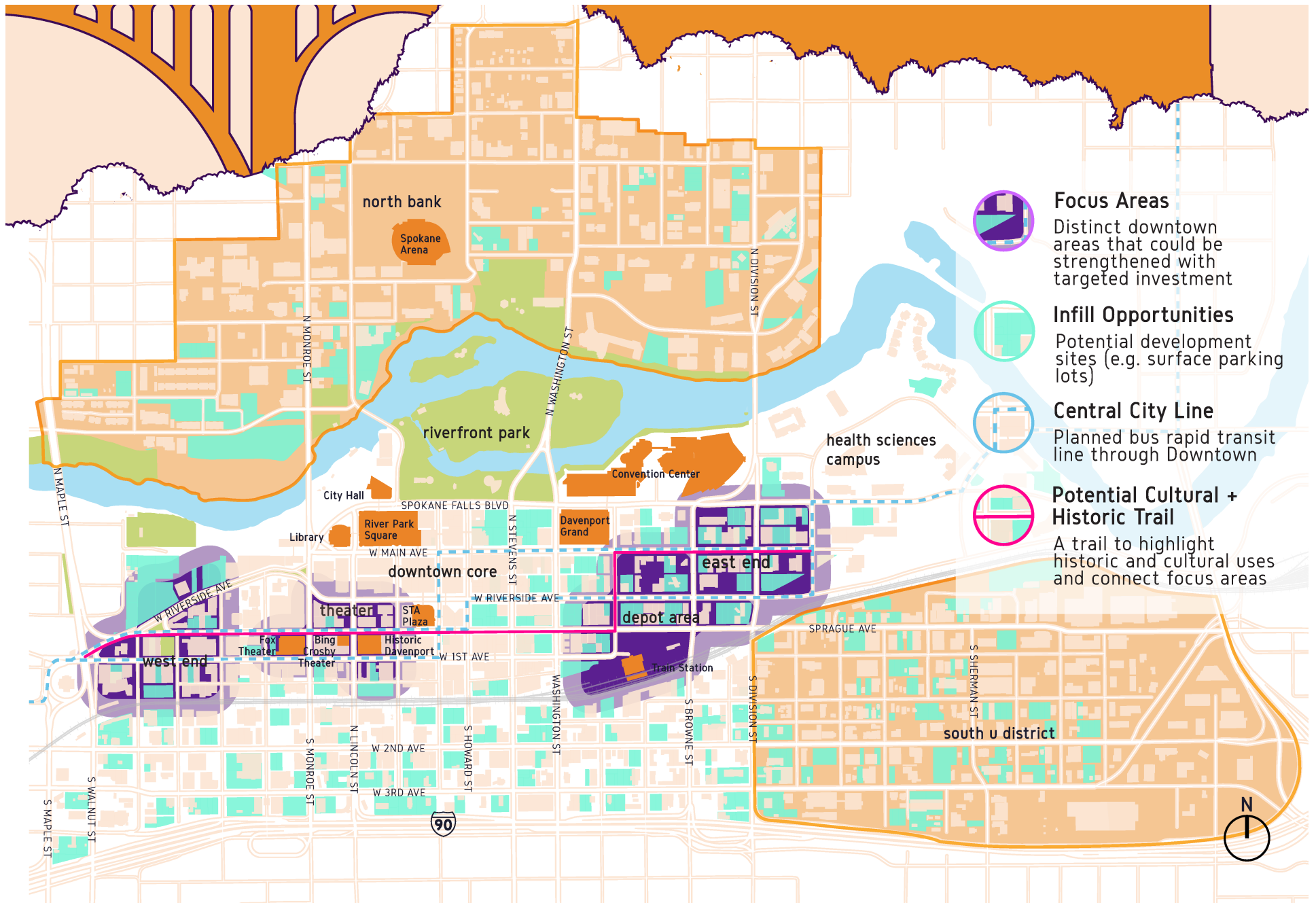
- Develop a historic and cultural walking trail through Downtown
- Establish an arts and theater district to support historic venues
- Create a public market with an arts focus

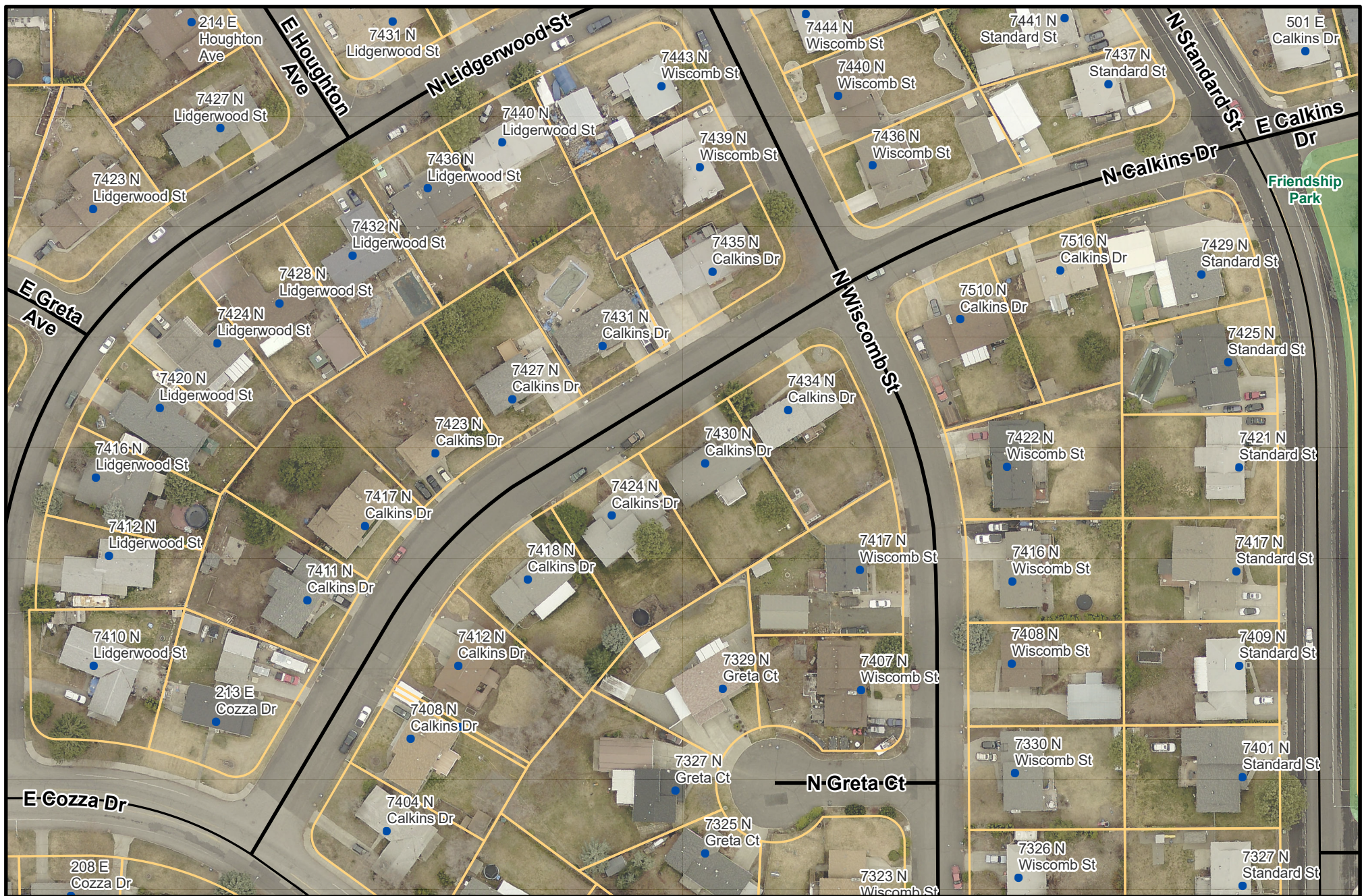
GOAL: A GREAT PLACE TO LIVE + WORK

- Accelerate residential development Downtown
- Enhance residential amenities like public spaces and schools
- Improve parking and transit options for Downtown employees

GOAL: A WELL MANAGED DOWNTOWN FOR ALL

- Leverage parking management to improve Downtown and enhance parking benefit district
- Develop new promotions and marketing campaign to attract downtown businesses

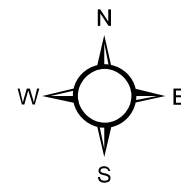




North Calkins Dr Revision

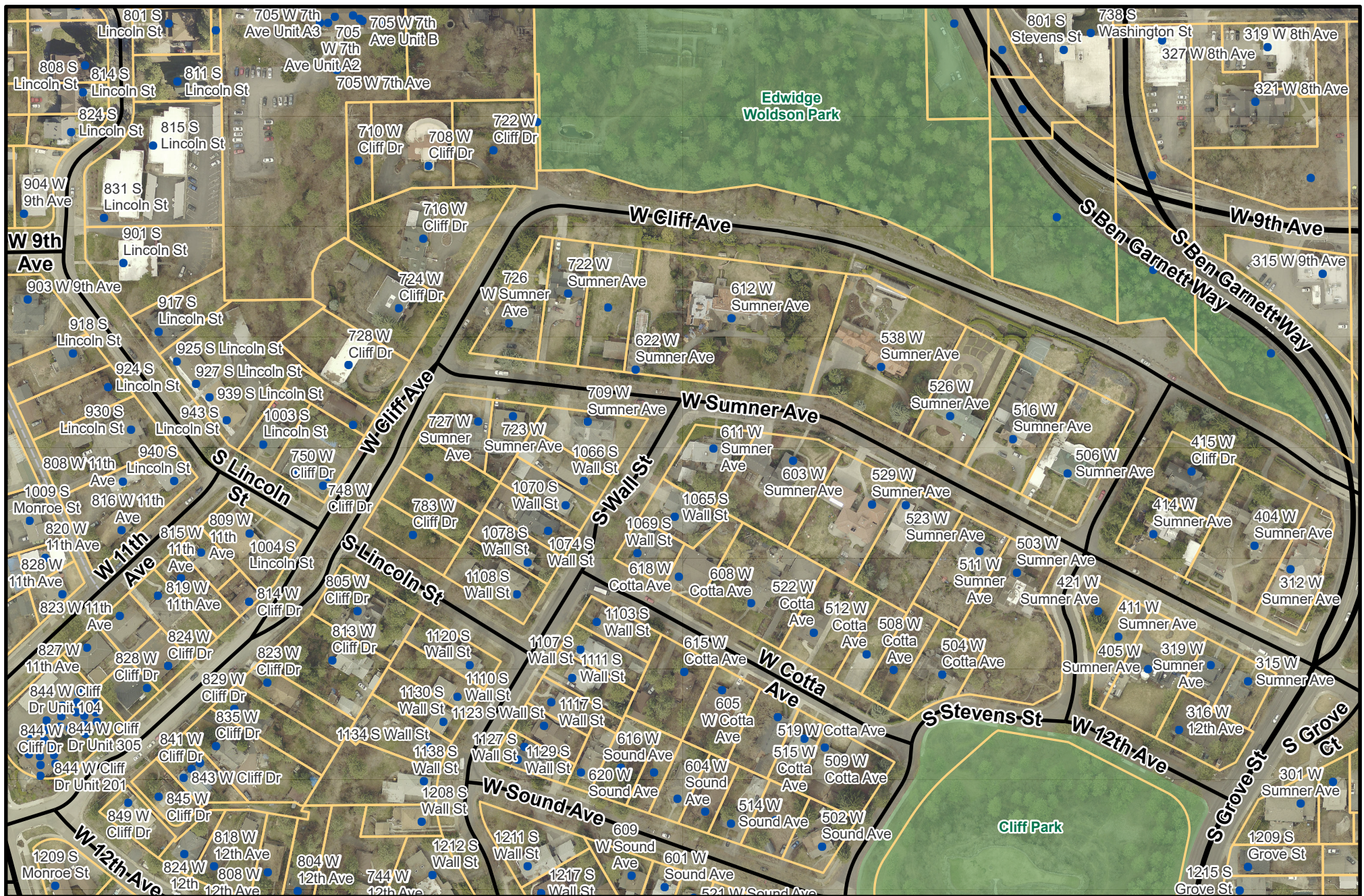
0 0.01 0.02 Miles

THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



Legend

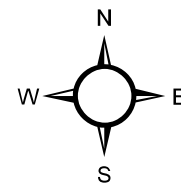
- Address Point
- Parcel
- City Park



West Cliff Ave Revision

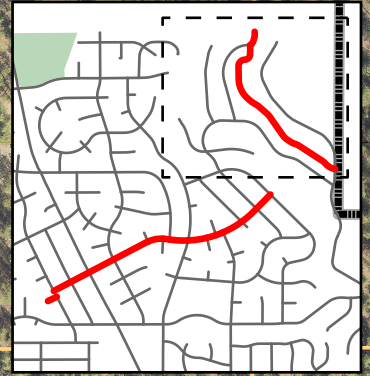
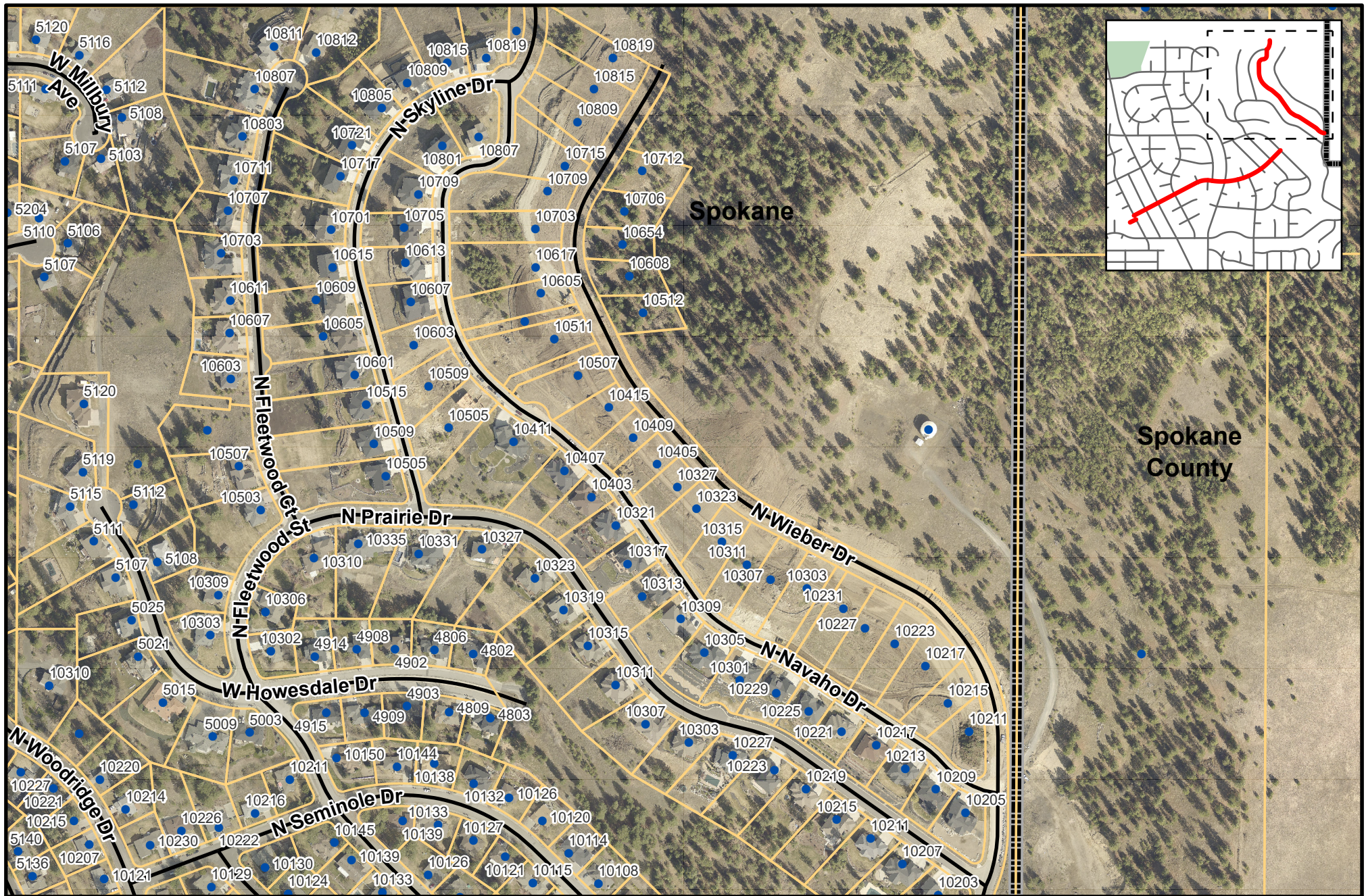
0 0.03 0.05 Miles

THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

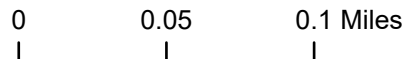


Legend

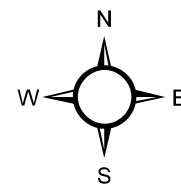
- Address Point
- Parcel
- City Park



North Navaho Dr Revision



THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

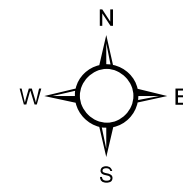


- Legend**
- Address Point
 - Parcel
 - City Park
 - Municipal Boundaries



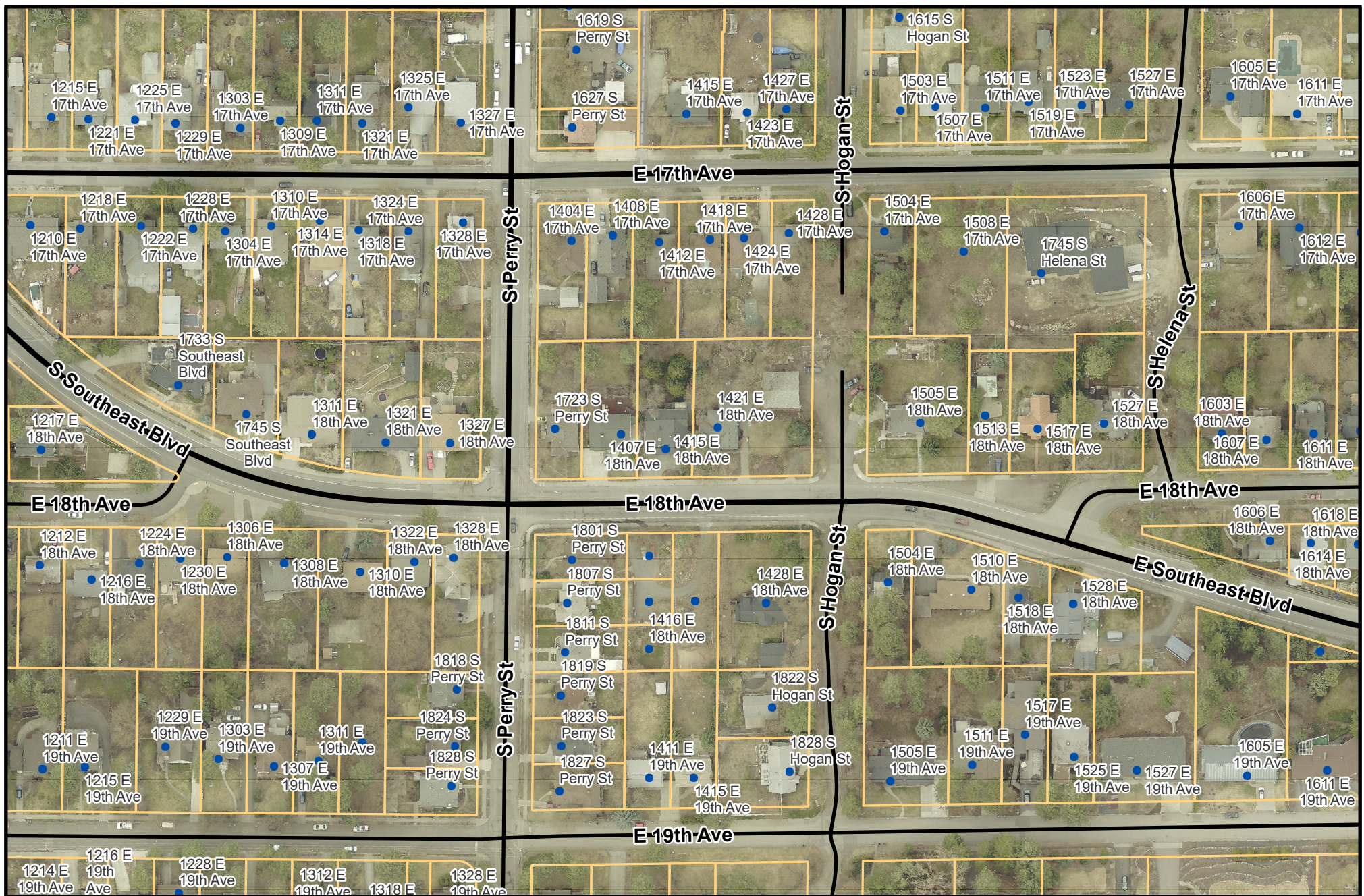
0 0.01 0.02 Miles

THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



Legend

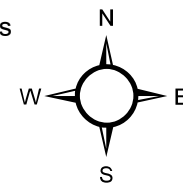
- Address Point
- Parcel
- City Park



Southeast Blvd Revision

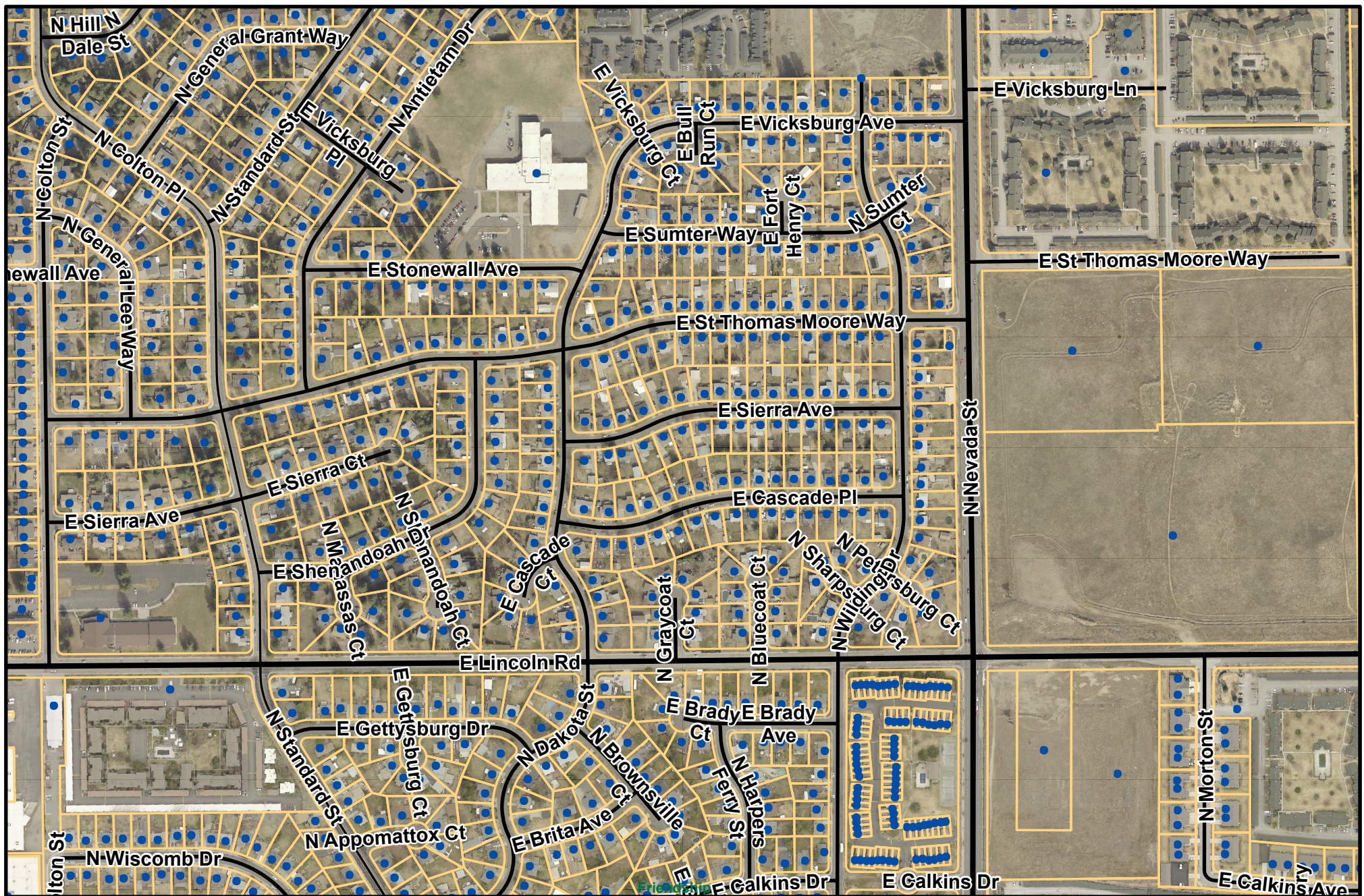
0 0.03 0.05 Miles

THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



Legend

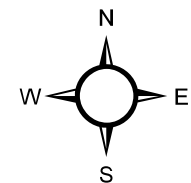
- Address Point
- Parcel
- City Park



East St Thomas Moore Way Revision

0 0.05 0.1 Miles

THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



- Legend**
- Address Point
 - Parcel
 - City Park