

From: [Nilsson, Mike](#)
To: [Randy Palazzo](#); [Owen, Melissa](#); [Mike Capshaw](#); [Meghan Miles](#)
Cc: [Development Services Center Building Plans Examiner](#)
Subject: RE: four eastern sites of 27th and auto turn information
Date: Thursday, April 10, 2025 10:20:14 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Melissa is correct, please note that Geotech will be required with the final drainage report.

From: Randy Palazzo <randy@urbanempirehomes.com>
Sent: Thursday, April 10, 2025 7:54 AM
To: Owen, Melissa <mowen@spokanecity.org>; Mike Capshaw <sunmeadowmike@gmail.com>; Meghan Miles <meghan@urbanempirehomes.com>
Cc: Nilsson, Mike <mnilsson@spokanecity.org>; Development Services Center Building Plans Examiner <eradsbpe@spokanecity.org>
Subject: Re: four eastern sites of 27th and auto turn information

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thanks for mentioning Melissa.

Yes, anything that is out of the ordinary, if anything, that will be required during permitting we would like it and need it in the pre plat as notes, or, at least as a separate email. We need to make sure that whatever is required, if anything, at permitting, is attainable.

Mike, and Joeline, let me know so I can get the info to Mike Capshaw, our designer, and he is copied, so please reply all.

Thanks

Randy

On Wed, Apr 9, 2025 at 5:37 PM Owen, Melissa <mowen@spokanecity.org> wrote:

Randy,
For the one item that was directed to me: Geotech is not being required at this time (as part of the preliminary plat).

I have included Mike Nilsson and Joeline Eliason in the email so that he can provide any

From: [Nilsson, Mike](#)
To: [Randy Palazzo](#)
Cc: [Owen, Melissa](#); [Mike Capshaw](#); [Meghan Miles](#); [Development Services Center Building Plans Examiner](#)
Subject: RE: four eastern sites of 27th and auto turn information
Date: Monday, April 14, 2025 4:54:29 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Considering the presence of rock at the surface on the site, a suitable area for subsurface drainage needs to be identified which is part of the geotechnical site characterization (a required part of the drainage report that may have been waived on previous projects for a variety of reasons).

Additionally, there is a near vertical temporary cut along the eastern edge of the development (part of the recent grading permit) that must be evaluated for long term stability if it is to remain, constructed at a suitable slope or retained – the Geotech will need to provide a recommendation as to what is most appropriate for this material.

Hope that helps clarify.

From: Randy Palazzo <randy@urbanempirehomes.com>
Sent: Thursday, April 10, 2025 10:23 AM
To: Nilsson, Mike <mnilsson@spokanecity.org>
Cc: Owen, Melissa <mowen@spokanecity.org>; Mike Capshaw <sunmeadowmike@gmail.com>; Meghan Miles <meghan@urbanempirehomes.com>; Development Services Center Building Plans Examiner <eradsbpe@spokanecity.org>
Subject: Re: four eastern sites of 27th and auto turn information

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Mike

Why is GeoTech required for the storm on this one? I need to understand what initiates this requirement when we have never had to do GeoTech for storm before.
Please advise.

Thanks

Randy

On Thu, Apr 10, 2025 at 10:20 AM Nilsson, Mike <mnilsson@spokanecity.org> wrote:

Melissa is correct, please note that Geotech will be required with the final drainage report.

From: [Eliason, Joelle](#)
To: [Owen, Melissa](#)
Cc: [Brown, Eldon](#)
Subject: RE: 27th Ave Plat Comments Due
Date: Tuesday, April 29, 2025 2:19:28 PM
Attachments: [image005.jpg](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.jpg](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Melissa,

The latest revisions of the preliminary plat satisfy the technical completion from Engineering's perspective. The General Comments, Conditions of Approval, and statements required in the dedication of the final plat still apply.

Please let the applicant know that the drainage report may need to be updated prior to final plat. A geotechnical evaluation is recommended to verify the site is suitable for the proposed infiltration. The Building Department may require a geotechnical evaluation for any structures proposed over non-native soils, e.g. within the footprint of the previous structures on the site.



Joelle Eliason | City of Spokane | Engineering Technician IV Development Services Center

509.625-6385 | 808 W Spokane Falls Blvd, Spokane, WA 99201 | jeliason@spokanecity.org | my.spokanecity.org

--	--	--

DSC is open Mon-Tues & Thur-Fri 8 am–5 pm & Wed 11 am-5 pm in person, [online](#) or over the phone at 509.625.6300!

-----Original Appointment-----

From: Owen, Melissa <mowen@spokanecity.org>

Sent: Tuesday, April 15, 2025 5:34 PM

To: Owen, Melissa; Eliason, Joelle

Cc: Nilsson, Mike

Subject: 27th Ave Plat Comments Due

When: Monday, April 28, 2025 12:00 AM to Tuesday, April 29, 2025 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where:

Joelle,

Attached are the request for more information we sent Randy for the 27th Avenue plat along with an updated map and concept utility plan. Please let me know if you will need more time to review. Thank you.

MEMORANDUM



Development Services Center

DATE: March 25, 2025

TO: Melissa Owen, Planner

FROM: Joeline Eliason, Engineering Technician IV – Development Services

THROUGH: Eldon Brown, P.E., Principal Engineer – Development Services

FILE NO: Z25-111PSP

SUBJECT: 27th Avenue Preliminary Short Plat

PLAT COMMENTS

The following comments must be addressed prior to technical completion of the preliminary plat:

1. The title block on the preliminary plat and the vicinity map include lots that are not within the plat boundary. It appears only Lots 21 and 22, Block 3 are being replatted. Please clarify.
2. Please include the Avista easement (AFN 473302A) from the subdivision guarantee on the plat. If it is blanket in nature, it may be included as a note.
3. Please show a ten-foot dry utility easement adjacent to the 27th Avenue right-of-way on the plat.

General Comments:

1. There is a six-inch cast iron water main in 27th Avenue available for connection.
 - a. Each lot shall have its own water connection. Offset connections are not allowed. Any unused water connections shall be disconnected at the water main at developer's expense.
 - b. There is an existing one-inch copper tap which may be reused for one of the lots if it is in good condition. The tap is located approximately 256 feet west of the west curb of Ivory Street.
2. There is an eight-inch vitrified clay sewer main in 27th Avenue available for connection.
 - a. Each lot shall have its own sanitary sewer connection. Offset connections are not allowed.

Date: March 25, 2025

Comments: 27th Avenue Preliminary Short Plat (Continuation)

- b. There was an existing six-inch concrete side sewer connection that served the prior structure, addressed as 1111 E 27th Ave. If this connection is in good condition and in a suitable location, it may be reused for one of the lots.

Form No. 252 E 1111 - 27th Avenue

PROFILE NO. 2607 N^o 43501 A

CITY OF SPOKANE
SIDE SEWER PERMIT

ISSUED BY Jee
John W. Skadden Owner Valley Const. Co. Plumber or Contractor
Lot 3 Block 3 Addition McCrea & Merryweathers to Manito Pk
No. E 1111 - 27th Avenue Width of Street 60 ft
Location of "Y" 64.5 ft east of manholes in block

27th Avenue Sewer full conn

Enters Property 79.7 ft. E of MH in Blk
Depth at Property Line 6.5 ft. At Building 7.3 ft.
Size of Pipe in Street 6" con in. On Property 6" con in.
Class of Building Residence
Date of Permit 2-24-1956 19 Date of Inspection 4-19-56 19
Enters Building Connects Case Pipe 24' E of SW Cor of Bldg
Remarks 6x6V for future use - 25' N of N curb of 27th. &
83.5' E of MH in Blk - Depth 6.5'

Work done by Vally Const. Co.

I hereby certify that I have inspected this connection and that it conforms to all the requirements governing such work. I further certify that the back-filling has been properly done and that the street is left in good condition.

James W. Day Supt. of Sewers J. J. McManis Inspector

E35' of 20 & all of 21

3. Any unused driveway approaches must be removed and replaced with city standard curb, planting strip, and sidewalk.
4. All stormwater and surface drainage generated onsite shall be disposed of onsite in accordance with SMC 17D.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.
5. City Staff has received a concept drainage plan for this plat. A final stormwater drainage report and plan, prepared by an Engineer licensed in the State of Washington, must be submitted for review and concurrence prior to approval of the final plat.
6. Driveways need to be revised to meet spacing requirements and to also meet auto-turn requirements for access to garages.
7. Addresses shall be shown on the face of the final plat. Addresses will be required prior to applying for any water and/or sewer tap permits. Three new address fees will apply to this plat.
 - a. The preliminary assigned addresses, subject to change, are as follows:
Lot 1: 1107 E 27th Ave (new)

Date: March 25, 2025

Comments: 27th Avenue Preliminary Short Plat (Continuation)

Lot 2: 1111 E 27th Ave (existing)

Lot 3: 1117 E 27th Ave (new)

Lot 4: 1123 E 27th Ave (new)

- b. Note: one of the addresses previously established on the boundary line adjustment Z24-573BLA (AFN 7399934) will need to be changed to accommodate this plat. A change of address fee will be applied and must be paid prior to final plat.

The following statements are required in the dedication of Final Plat:

1. Slope easements for cut and fill, as deemed necessary by the Engineering Services – Development Services Center in accordance with the City’s Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.
2. A ten-foot easement for utilities, including cable television, is hereby granted along all street frontages to the City and its permittees for the construction, reconstruction, maintenance and operation of utilities and cable television, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of the same.
3. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
4. All stormwater and surface drainage generated on-site must be disposed of on-site in accordance with Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards, and as per the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat.
5. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and the Project Engineer’s recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
6. Lots in this plat are not required to be connected to public water or public sewer until building permits are obtained.
7. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
8. All required improvements serving the plat, including streets, sanitary sewer, stormwater, and water, shall be designed and constructed at the developer’s expense. The improvements must be constructed to City Standards by the developer prior to occupancy of any structures within the development.

Date: March 25, 2025

Comments: 27th Avenue Preliminary Short Plat (Continuation)

9. Prior to the issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Development Services Center.

cc: Development Services File

Tami Palmquist, Director, Development Services Center

Mike Nilsson, P.E., Principal Engineer, Development Services Center

Adam Hayden, E.I.T., Associate Traffic Engineer, Development Services Center

Dalton Kuhn, P.E., Senior Engineer, Development Services Center

Erik Johnson, Engineering Tech IV, Development Services

From: [Note, Inga](#)
To: [Owen, Melissa](#)
Subject: RE: Z25-111PSP 27th Avenue Preliminary Short Plat - Request for Comments - Comments due 03/18/25
Date: Tuesday, March 4, 2025 12:39:40 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

No traffic concerns.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, March 4, 2025 11:38 AM
To: Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Caitlyn M. <cmmanderson@spokanepolice.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Avista <SpokaneCountyRE@avistacorp.com>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Brown, Rich (Cheney SD Operations) <rbrown@cheneysd.org>; Buller, Dan <dbuller@spokanecity.org>; Chanse, Andrew <achanse@spokanecity.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Coleman, Cindy (SPS) <CindyCo@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; Dahl, Lance <idahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; Development Review Spokane Transit <developmentreview@spokanetransit.com>; Development Services Center Building Plans Examiner <eradsbpe@spokanecity.org>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Dobson, Harley <hdobson@spokanecity.org>; Eliason, Joelie <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eveland, Marcus <meveland@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fischer, Timothy <tfischer@spokanecity.org>; Fisher, Matt <MFIS461@ecy.wa.gov>; Fisher, Matt <Matt.Fisher@ecy.wa.gov>; Forster, Steven (County PubWorks) <sforster@spokanecounty.org>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Garcia, Luis <lgarcia@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Geiger, Cara <cgeiger@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Hayes, Meagan <Meagan.Hayes@ecy.wa.gov>; Heitstuman, Kelly <kheitstuman@spokanecity.org>; Historic Preservation <preservation@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; Jennings, Brian (STA) <BJennings@spokanetransit.com>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <jeffrey.johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy

From: [Murphy, Dermott G.](#)
To: [Owen, Melissa](#); [Kokot, Dave](#); [deBit, Donna](#); [Severns, Molly](#); [Cravalho, Justin](#)
Subject: RE: 27th ave short plat
Date: Wednesday, April 2, 2025 11:20:47 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Dave,

I appreciate your insights regarding the situation outlined below, and we've considered these distances in our discussions. However, unless explicitly specified in the code or ordinances, I don't believe there's a basis for enforcing arbitrary distances at this time.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, April 2, 2025 9:48 AM
To: Kokot, Dave <dkokot@spokanecity.org>; deBit, Donna <ddebit@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>; Severns, Molly <mseverns@spokanecity.org>; Cravalho, Justin <jcravalho@spokanecity.org>
Subject: RE: 27th ave short plat

Dave,

Thank you for the clarification.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Kokot, Dave <dkokot@spokanecity.org>
Sent: Wednesday, April 2, 2025 9:40 AM
To: Owen, Melissa <mowen@spokanecity.org>; deBit, Donna <ddebit@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>; Severns, Molly <mseverns@spokanecity.org>; Cravalho, Justin <jcravalho@spokanecity.org>
Subject: RE: 27th ave short plat

The intent is to have a 5' clear width. The walkway can be only 3'. This is only for the situations when the entrance to the dwelling units is not facing the street or alley. It is the minimum necessary width to remove someone from the residence that could be on a gurney or to also have space for responders and fire hose along the side of the structure.

David F. Kokot, P.E. | Spokane Fire Department | Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org

SFD EMail Logo



From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, April 2, 2025 9:34 AM
To: deBit, Donna <ddebit@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>;
Severns, Molly <mseverns@spokanecity.org>; Kokot, Dave <dkokot@spokanecity.org>; Cravalho,
Justin <jcravalho@spokanecity.org>
Subject: FW: 27th ave short plat

All,

I have received this comment from Mike Capshaw on one of Randy's latest preliminary short plats/development projects. The below language has been requested added to multiple recent short plats where the proposal is for narrow lots. What I am hoping to verify is if the clear area needs to be 5' wide or the actual hard surface area needs to be five feet wide. Would it be possible to provide a 5' wide clear area in only a 3' wide internal pedestrian connection to meet the below requested requirement on lots that will have only a 3' minimum side yard setback.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: mike capshaw <sunmeadowmike@gmail.com>
Sent: Monday, March 31, 2025 3:19 PM

To: Owen, Melissa <mowen@spokanecity.org>; deBit, Donna <ddebit@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>; Randy Palazzo <Randy@urbanempirehomes.com>

Subject: 27th ave short plat

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Melissa ,

We went through this on other projects and Donna and Dermott determined that the fire department could not override the code and require a 5' wide walk way access when city code allows for 3 ft.

Fire department asked for :

"If the buildings have unit entry locations at the side of the building, the lots shall maintain a 5-foot minimum pedestrian connection along the common property line to provide access to all units at all times. No obstructions or impediments shall be placed in the 5-foot pedestrian connection. The maintenance and upkeep of the pathway shall be the responsibility of all property owners within this plat. These conditions are binding on the plat and apply to all successors, heirs, and assigns of the two lots."

Please look into this matter as on lot 5 1117 e 27th we do have entrance to ADU on east side building and the setback is 3ft

Thanks

Mike Capshaw

MFC Home Design



**Spokane Tribe of Indians
Tribal Historic Preservation Officer**

P.P. Box 100 Wellpinit WA 99040

3/18/25

To: Melissa Owen, Planner

RE: Z-25111PSP 27 Avenue

Ms. Owen

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project. The intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

After archive research this area has a high probability for cultural resources, however; due to extensive previous disturbance of demolition the Spokane Tribe will not ask for a cultural survey at this time.

RE: This project will require an **inadvertent discovery plan of action** implemented into the scope of work.

This letter is your notification that your project has been cleared, and your project may move forward. As always, if any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area **cease**.

Should additional information become available, or the scope of work changes, our assessment may be revised. Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer - THPO

From: [Studer, Duane](#)
To: [Owen, Melissa](#)
Cc: [Morris, Mike](#); [Hanson, Rich](#)
Subject: RE: Z25-111PSP 27th Avenue Preliminary Short Plat - Request for Comments - Comments due 03/18/25
Date: Wednesday, March 12, 2025 7:28:23 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

No exceptions so far.

Duane.



From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, March 4, 2025 11:38 AM
To: Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Caitlyn M. <cmanderson@spokanepolice.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Avista <SpokaneCountyRE@avistacorp.com>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker



Date: 3/5/25
To: Melissa Owen, Spokane
RE: Spokane Regional Clean Air Agency Requirements for:
Project Name: 27th Ave Subdivision
File or Permit #: : Z25-111PSP
Site Address: 1121 E 27th
Parcel #: 35294.2114 & 2113

The following is a list of concerns/issues that may need to be addressed for this project as determined from information received by this office. The list is provided as a brief summary of general requirements and does not relieve the proponent from meeting all local, state, and/or federal regulations. For additional information or clarification, contact Spokane Clean Air at (509) 477-4727. Copies of Spokane Clean Air regulations are available at www.SpokaneCleanAir.org.

Construction related requirements:

- Dust emissions during demolition, construction, grading and excavation projects must be controlled. This may require the use of water sprays, tarps, sprinklers, or suspension of activity during certain weather conditions.
- Measures must be taken to avoid the deposition of dirt and mud from unpaved surfaces onto paved surfaces. If tracking or spills occur on paved surfaces, measures must be taken immediately to clean these surfaces.
- Spokane Clean Air strongly recommends that all traveled surfaces (i.e. ingress, egress, parking areas, access roads, etc.) be paved and kept clean to minimize dust emissions.
- Debris generated as a result of this project must be disposed of by means other than burning.
- If objectionable odors result from this project, effective control apparatus and measures must be taken to reduce odors to a minimum.
- Special attention should be given to proper maintenance of diesel powered construction equipment to reduce the impact of diesel exhaust, a suspected carcinogen.

Additional requirements:

- Spokane Clean Air requires an Asbestos Survey be performed by a certified AHERA Building Inspector prior to most renovation and all demolition projects. The project may also require a formal notification form to be submitted to Spokane Clean Air. Fees and waiting periods apply. Contact Spokane Clean Air at (509) 477-4727 and/or visit www.SpokaneCleanAir.org before renovation or demolition activities begin to avoid potential compliance issues and/or project delays.
- A Notice of Construction and Application for Approval is required to be submitted and approved by Spokane Clean Air prior to the construction, installation, or establishment of an air pollution source. This includes emergency generators rated at 500 hp (375 kW) or higher and natural gas heating equipment units rated at 4 MMBTU/hr or higher (input). Contact Spokane Clean Air for a Notice of Construction application.