



Pre-Application Meeting

Meeting Date Time
2/5/08 @ 11:00 AM

Spokane County Building and Planning Department

Site Address: 8913 N NETTLETON LN

Project Number: 08000226

Parcel Number: 26242.9141

Zoning: UR

SEPA IS
REQD.

Fire District: FD 09

Water District: WHITWORTH WATER # 2

Applicant: IVAN KRIGER
8913 N NETTLETON LN
SPOKANE, WA 99206
(509) 294-4976

Owner: SPOKANE SLAVIC BAPTIST CHURCH
8913 N NETTLETON LN
SPOKANE, WA 99208

Contact: IVAN KRIGER
8913 N NETTLETON LN
SPOKANE, WA 99206
(509) 294-4976

Occupant:

Project

Description: PREAPP MTG ON 2/5/08 @ 11:00 AM FOR 2 STORY CHURCH ADD

Agencies Attending Meeting

☐ Building and Planning Department - Construction Codes
1026 W. Broadway Ave
Spokane, WA 99260 (509)477-3675

☐ Spokane Regional Health District
1101 W. College Ave. Suite 402
Spokane, WA 99260 (509)324-1560

Project Coordinator: CUMMINGS, KATHY

☐ Division of Engineering and Roads
1026 W. Broadway Ave
Spokane, WA 99260 (509)477-3600

☐ Spokane County Air Pollution Control Authority
1101 W. College Ave. Suite 403
Spokane, WA 99260 (509)477-4727

☐ Building and Planning Department - Landuse
1026 W. Broadway Ave
Spokane, WA 99260 (509)477-7200

☐ Washington State Department of Transportation
Planning Office
2714 N. Mayfair Ave.
Spokane, WA 99260 (509)477-3600

☐ Division of Utilities
1026 W. Broadway Ave
Spokane, WA 99260 (509)477-3604

☐ Fire District 9
Darryl Blaker

☐ Liberty Lake Sewer District
23510 E. Mission Ave
Liberty Lake, WA 99019 (509)922-9016

RECEIVED

APR 03 2008

PLANNING & DEVELOPMENT SERVICES

General Building Information

Use	Occupancy Group	Construction Type	Square Footage

Fire flow: 2750 w/ Fire Sprinkler system (this would 50% reduction)

Notes

Sanctuary 1 story w/ Balcony (approx 1000 attendees) - ^{Sunday school} Regular School (1st-12th)
 Existing bldg to house a Common Kitchen for events, Existing shop to be a Maintenance Bldg
 Building: Sanctuary proposed - OCC load estimated @ 1500 Total. Drawings to include existing bldg (existing) - exist bldg to be completely separated w/ installing sprink sys. Exit design calc & OCC load calcs will be req'd.

Fire District #9 Doug Blecker - did not review for school occupancy.
 3 hydrants req'd prior to new const. Alarm system will be req'd.
 * Wants OCC load calcs per room & fire evaluation plan for exist bldg during const.

Engineering: Site Drainage to be prepared (off-site issues) City & County to jointly review. * Traffic Dist Ltr to be submitted w/ SEPA *
 Civil Eng to calculate drainage.

Planning - CARA area - All reqs to be within parcel of jurisdiction.
 Reciprocal Easement for parking possibly but would need to be reviewed by Co. Attorney.

Health District: Outside UGA City sewer will not be granted for the Co. Parcel.
 Septic sys to be designed for parcel w/ Church proposal. More than likely, more property will be needed for new septic system.

Utilities - Tim Colson - City sewer to be brought to property within City limits prior to any development per a 2003 PRE-DEV MTC. * Suggests another PRE-DEV MTC & An Intake MTC *

Other: City - PRE-DEV MTC from 2003 * Traffic Dist letter req'd & TIA - ^{Traffic Impact Analysis} ^{Req'd}
 PRIVATE ROS WITHIN THE CITY MUST MEET PUBLIC RSAA STANDARDS
 Site plans to be submitted w/ topography, easements, dedications, prop lines etc.

Many projects given the nature of use or size require the submittal of an environmental checklist for review under the Spokane Environmental Ordinance and SEPA. Please verify the status for each project. Additional permits / approvals may be required by federal, state or local agencies. (see below)

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Agreement to Pay Fees | <input type="checkbox"/> Environmental Checklist | <input type="checkbox"/> Hydraulic Permit | <input type="checkbox"/> Timber Harvest Permit |
| <input type="checkbox"/> Approach Permit | <input type="checkbox"/> Erosion Control Plan | <input type="checkbox"/> Lock Box | <input type="checkbox"/> Shoreline Permit |
| <input type="checkbox"/> Certificate of Exempt | <input type="checkbox"/> Flood Plain Permit | <input type="checkbox"/> Rezone | <input type="checkbox"/> Sewer Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Food Handling Permit | <input type="checkbox"/> Road Plans | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Easements (SCAPCA) | <input type="checkbox"/> Habitat Management Plan | <input type="checkbox"/> Septic System | <input type="checkbox"/> _____ |

Approved
 331 parking spaces
 14 of them accessible
 Approx 40,000 sq ft total

TRAFFIC

PRISM Microsoft Internet Explorer

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Navigation

Query/Info

Selection

System

Five Mile

Strong

Scale 1: 6322

Layers

- ☐ Layer 2006 Map
- ☐ Layer 2007 Map/Res
- ☐ Lakes and Rivers
- ☒ Major Roads
- ☒ Municipal Boundaries
- ☐ Neighborhoods
- ☐ North-South Freeway
- ☒ 2005 Stormwater
- ☐ VAD Buffer
- ☒ Police Street Numbers
- ☒ Parcels

Query

Buffer

My Map

Help

Disclaimer

Tabular Results

Parcel ID

Parcel: (1 - Full Record)

Parcel ID	Site Address	ACO
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Pre-Application Transmittal

Spokane County Building and Planning Department
1026 W. Broadway Avenue
Spokane, WA 99260-0050

Meeting Date/Time

Transmittal Date: 1/22/2008

Site Address: 2513 N. N. 1st St. Spokane, WA

Project Number: 08-001

Parcel Number: 2513 N. N. 1st St.

Zoning: UO

Fire District: 11.20

Water District: WATERSIDE WATER #2

Applicant: NANCY K. BROWN
8013 N. NETTLETON LN.
SPokane, WA 99208
(509) 244-1111

Owner: SPOKANE SLAVE BAPTIST CHURCH
8013 N. NETTLETON LN.
SPokane, WA 99208

Contact: NANCY K. BROWN
2513 N. N. 1st St.
SPokane, WA 99208
(509) 244-1111

Occupant:

Project

Description: 2513 N. N. 1st St. 25'00" x 100'00" 1.5 STORY CHURCH ADDN

Notes:

Comments: APPROX 30,000 SQ FT (1.5 STORY) ADDN TO EXISTING CHURCH

Transmitted to the following agencies

- ☒ Plan Review
- ☒ Landuse
- ☒ Fire District 11
- ☒ Division of Engineering
- ☐ Division of Utilities
- ☒ Environmental Health District
- ☐ Liberty Lake Sewer
- ☐ Development Assistance Coord.

- ☒ Spokane County Air Pollution
- ☒ Water District Waterside Water #2
- ☐ City of Spokane Water
- ☐ City of Spokane Sewer
- ☐ Wa Dept of Transportation
- ☒ Stormwater (Utilities)
- ☒ City of Spokane - Traffic 1 mile
- ☒ Inspector

The intent of a pre-application meeting is to provide the applicant with the necessary information to develop a complete submittal, identify those regulations that may impact the project and enumerate other permits / licenses that may be required. This transmittal is to serve as an invitation to attend the meeting on the date and time indicated above and comment on this proposal. All comments should be in writing and must be provided to the Project Coordinator prior to the meeting.

Project Coordinator: CUMMINGS, KATHY

Phone (509)477-3675 Fax (509)477-7198

SPOKANE COUNTY

BUILDING AND PLANNING

JAMES L. MANSON, DIRECTOR

02/01/08
Project # 08-000226

Bobby Stone
Plans Examiner

RE: SLAVIC BAPTIST CHURCH ADDITION

PROJECT INFORMATION

Address:	8913 N NETTLETON LN
Owners Name:	SPOKANE SLAVIC BAPTIST CHURCH
Contact:	IVAN KRIGER
Address:	8913 N NETTLETON LN (509-294-4976)
Occupancy:	A-3
Construction Type:	V-A WITH SPRINKLER PER NFPA-13
Floor Area:	30,000 NEW - 7000 EXISTING
Stories:	2
Occupant Load:	1500 (ESTAMATED)
Fire Flow:	5500 GPM / 4HR. (2750 with approved reduction for sprinkler system)

THIS INFORMATION IS PROVIDED TO YOU FOR THE PURPOSE OF EXPEDITING YOUR PERMIT PROCESS. IF USED, THIS INFORMATION IS A VALUABLE RESOURCE; IT CAN SHORTEN THE PERMIT PROCESSING TIME AND WILL ELIMINATE DELAYS CAUSED BY THE LACK OF INFORMATION PROVIDED TO THIS DEPARTMENT.

COMMENTS BASED ON THE 1994 IBC/IFC/IMC// UPC

1. Comprehensive site plans, construction drawings, and structural calculations are required, including design specifications, H.V.A.C. and plumbing plans for review. The front cover page of the construction drawings must include the professional stamp with an original dated signature and list or index of all pages being submitted under the signature.
2. Complete and comprehensive Heating, Ventilating, Air Conditioning and Plumbing plans SHALL be submitted for review and approval prior to the issuance of a building permit.
3. A critical materials list shall be submitted for review. Provide MSDS sheets for all products. This form is required for ALL projects.
4. Non-Residential Energy Code plan review shall be submitted. Prior to permit issuance an NREC approved set of construction drawings shall be submitted. (NOT REQUIRED FOR "R" OCCUPANCY)

5. Non-Residential Energy Code field inspection is required. Prior to issuance of the building permit a completed and signed Special Inspection Acknowledgment Form shall be submitted. (NOT REQUIRED FOR "R" OCCUPANCY)
6. The applicant shall maintain an accessible, on-site repository for records, including approved plans, Specifications, materials, documents, NREC records and Special Inspector records.
7. A space shall be provided for the storage of recycled materials and solid waste.
8. An accessible route of travel is required from the building to a public right of way. Provide details of the required path of travel per I.B.C Chapter 11.
9. Accessible parking spaces **SHALL** be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.
10. The clear width of exterior route of travel shall be 44 inches. State Amendment to I.B.C. Section 1101.2.2.
11. An accessible route of travel shall be provided from the accessible parking to the accessible building entrance. I.B.C. 1104.1
12. Please detail all accessible routes of travel. Include location, width, slope, etc. Routes of travel may not pass behind parking spaces.
13. Install a fire sprinkler system per NFPA 13.
14. Show the location, size and type of all portable fire extinguishers. I.F.C. 906.
15. Provide an occupant load calculation per IBC Chapter 10.
16. Provide an exit width calculation per IBC Chapter 10.
17. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20 feet in length.
18. In the event of power supply failure, an emergency electrical system shall automatically illuminate exterior landings when two or more exits are required. This power supply shall provide emergency power for not less than 90 minutes and may consist of storage batteries.
19. Please submit elevator drawings and specifications to the Department of Labor and Industries, State of Washington, for review, permits, inspections and approval.
20. Elevators shall comply with Chapter 296-96 of the Washington Administrative Code as well as IBC Chapter 30.
21. Areas of refuge shall be provided per IBC Chapter 10.
22. Please review ANSI A117 section 404 for all door clearance requirements.

23. Provide details (Manufactures cut sheets etc,) of all kitchen appliances and equipment.

24. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served and provide a discernible path of egress travel to an exit. IBC section 1014.

*******NOTE*******

These comments do NOT constitute a comprehensive plan review. A complete plan review will be done when a permit application is requested, and comprehensive plans are received (provide two sets). This additional review may require changes in the final building design.

ALL DRAWINGS SHALL BE STAMPED BY A WASHINGTON STATE REGISTERED ARCHITECT OR ENGINEER. ALL FORMS SHALL BE COMPLETELY FILLED OUT AND BEAR ORIGINAL SIGNATURES.

For questions concerning these comments contact Bobby Stone (509-477-7108) at the Division of Building and Planning.



FIRE & RESCUE

CARING FOR YOUR FAMILY, HOME AND COMMUNITY

January 25, 2008

Kathy Cummings
Spokane County Building and Planning Department
1026 W. Broadway Ave.
Spokane, WA 99260-0050

RE: Pre-application comments for Spokane Slavic Baptist Church addition, 8913 N. Nettleton Ln.

Dear Kathy,


I've reviewed the information you forwarded and have the following comments:

1. Based on the plans, I see the existing building with 8365 square feet on each floor plus the new building with 36,100 square feet on the first floor and 15,300 square feet on the second floor. That will leave us with a total fire area of about 68,000 square feet. I classified the occupancy as group A-3 in accordance with the International Fire Code (IFC).
2. The existing building was type V-1Hr construction. None of the information I received from you indicated a construction type so I assumed type VA. If that changes, please let me know.
3. A fire sprinkler system is required throughout the building in accordance with IFC 903.2.1.3. Fire sprinkler plans must be submitted to SCFD-9 for review and approval in addition to submittals to Spokane County prior to installation.
4. Required fire flow with a sprinkler system is 2375 gpm for two hours duration. That fire flow combined with building perimeter mandates three fire hydrants spaced at 300 foot intervals around the building accessible within 10' of approved fire lanes in accordance with Title 3.06.031.e of Spokane County Code. The proponent must submit a fire hydrant placement plan for SCFD-9 review and approval. Construction permits will not be released until fire hydrants are in place and proven to deliver required fire flow in accordance with IFC 501.4 and 1412.1. Hydrant tests must be performed by a private contractor and test result forms submitted to SCFD-9 prior to building permit release.

5. A fire alarm system is required in accordance with IFC 907.2.1. Manual fire alarm pull stations may be omitted since the building is required to be sprinklered throughout. IFC 907.2.1.1 requires that the system have a signal using an emergency voice/alarm communication unit in accordance with NFPA 72. HVAC duct smoke detectors must be tied into the alarm system panel; however such duct smoke detectors must only transmit a trouble signal to the fire alarm system panel, not an alarm signal.
6. The addition will impact exiting for the existing sanctuary. The proponent will have to submit an exiting plan that documents adequate exiting during construction that conforms to IFC Chapter 10. We will perform periodic field inspections to ensure this exiting plan is maintained. The existing building must be provided with adequate exiting for occupants during all phases of construction.
7. A key box is required in accordance with IFC 506. The existing building has a key box that can be re-used. The proponent must get approval for the new location of the key box prior to installation.
8. Fire department apparatus access is not adequate as shown on the plans. There is not adequate access to the rear of the building. Fire apparatus access roads must provide our trucks access to within 150' of all portions of the exterior walls at ground level. Fire apparatus access roads must be a minimum of 20' wide with 13.5' of vertical clearance. They must have an all-weather surface capable of supporting a 75,000 pound live load. Turns must have an inside turn radius of 20' and outside turn radius of 40'. Dead-end roads in excess of 150' must have an approved turn around. We accept any of the turn around specifications in IFC Appendix D, Spokane County Road Standards, or Spokane County Building Department Technical Bulletin B-17. All of this is spelled out in IFC 503. A scale plan showing proposed fire apparatus access roads must be submitted to SCFD-9 for review and approval prior to construction.
9. The address for the property must be posted in a location visible from Nettleton Lane using characters at least 4" in height with 1/2" stroke on a contrasting background in accordance with IFC 505.1
10. A plan specifying occupant load calculations according to IFC 1004 must be submitted to SCFD-9 for review and approval. Occupant loads must be determined for each room with an occupant load greater than 49 in accordance with IFC 1004 and posted in each room in accordance with IFC 1004.3. This includes the existing portions of the building. Once occupant loads have been determined, additional chairs beyond the established occupant load must NOT be brought into that room. Code established occupant load cannot be exceeded.

If you have any questions, please don't hesitate to contact me.

Sincerely,


Doug Bleeker, Deputy Chief
Fire Prevention Division

**Spokane County Building and Planning Department
Plan Review Comments
February 5, 2008**

Reference No: BP-08000226
Applicant: Ivan Kriger
Proposal: Church Addition
Parcel No.: 26242.9141
Address: 8913 N. Nettleton Street
Zoning: Urban Reserve (UR)
Related Land Use Actions: SP-708-91

The Spokane County Building and Planning Department has completed review of the above referenced project. The following information must be submitted in order for this office to proceed with our review to determine compliance with all applicable ordinances, regulations and conditions. Please submit all revised information to the **Project Coordinator** for circulation of the information to all implementing departments.

A. The applicant shall comply with Section 11.20.075 of the Spokane County Critical Areas Ordinance with regards to Wastewater Disposal Standards.

- a. Nonresidential uses and activities that produce more than 90 gallons of wastewater per acre, per day, and any Critical Material Use Activity that produces sanitary wastewater discharge, shall have a disposal system that protects the aquifer equal to or greater than one of the following:
 - i. treatment utilizing sealed lagoons;
 - ii. treatment utilizing holding tanks with transport and disposal at a site licensed for disposal of the particular effluent;
 - iii. treatment in compliance with a valid surface water discharge permit obtained from the Washington State Department of Ecology; or
 - iv. connection to an existing public or private collection/treatment facility when allowed pursuant to the concurrency requirements established in the Spokane County Comprehensive Plan and the Spokane County Code.
- b. Nonresidential uses and activities not involving Critical Use Activities and which produce less than 90 gallons of wastewater per acre, per day may utilize on-site disposal subject to approval by the Spokane Regional Health District.

B. The required number of parking stalls for the proposal has not been determined. The Building and Planning Department will evaluate the project to determine the number of parking spaces that will be required for this proposal.

Off-street parking requirements will be based on the following ratios:

- a. **Public assembly:** One (1) space for every 4 occupants based on maximum permitted occupant load.
- b. **Business and professional offices:** One (1) space per three hundred fifty (350) gross square feet, minimum of five (5) spaces.
- c. **Kindergarten through 8th grade:** Two spaces per teaching station; OR 1 space for every 4 seats or every 8 feet of bench or pew for fixed seating assembly areas (school auditorium, theater, stadium); OR 1 space for every 75 gross square feet for school assembly areas without fixed seating, whichever is greater.
- d. **Grades 9 through 12:** Five spaces per teaching station; OR 1 space for every 4 seats or every 8 feet of bench or pew for fixed seating assembly areas (school auditorium, theater, stadium); OR 1 space for every 75 gross square feet for school assembly areas without fixed seating, whichever is greater.
- e. All other uses depend upon specific uses within the building(s).

___ 1. Please submit the uses and square footage of each use for the proposal so that the exact number of required parking spaces can be calculated.

___ 2. Note the paving of all parking areas and traveled areas as required by the Zoning Code.

___ 3. Dimension a typical off-street parking stall and all travel aisles as per the Zoning Code Standards.

___ 4. Locate and describe all traffic control devices (painted parking stalls on asphalt, directional arrows at points of ingress/egress, wheel stops, curbing, etc.)

___ 5. Pedestrian walkways shall be installed and/or marked according to Section 14.802.120.

- a. Parking lot circulation shall be designed to minimize conflicts between vehicles and pedestrians around and within parking lots and at vehicle ingress/egress points. Internal pedestrian walkways shall be installed through any parking lot of 50 or more spaces and shall be located and constructed as an integrated part of existing sidewalks and/or pedestrian trails.
- b. Walkways shall be accessible and a minimum of 6 feet wide. Internal walkways shall be separated from traffic lanes and vehicle overhangs and shall be located as follows:
 - i. Walkways running parallel to the parking rows shall be provided for every 4 rows. A row is considered either a single or double line of parking stalls which are separated from other rows by internal driveways.
 - ii. Walkways running perpendicular to the parking rows shall be not further than 20 parking spaces apart.

- iii. Walkways that cross vehicle lanes shall be marked with striping or constructed with a contrasting paving material to indicate a pedestrian crossing area.

___ 6. Bicycle racks shall be provided when 25 or more parking spaces are required, at a ratio of 1 rack for every 25 parking spaces. Illustrate location and detail for the required number of bike racks.

C. Developments involving additions or alterations to existing structures in which the cost of the additions or alterations exceeds 50% of the assessed value of the existing structures(s) or improvements shall be subject to the provisions of Chapter 14.806 Landscaping and Screening Standards. The value shall be determined from official County records. In the absence of an appropriate assessed value in the official County records, an appraisal performed by a licensed appraiser may be accepted.

A detailed landscape plan shall be submitted indicating the following:

- ___ 1. A ten (10)-foot-wide strip of Type I landscaping is required along the north, south and west property lines.

Note the location, size and type of species at the time of installation so that the definition of a Type I landscape strip is met.

Type I: Visual Screen. Type I landscaping is intended to provide a very dense, year-round, fully sight-obscuring barrier to significantly separate incompatible land uses and zoning designations. Type I landscaping is subject to the following specifications:

- a. Type I landscaping shall include a mix of evergreen and deciduous trees, with a maximum of 50% of the trees being deciduous. Staking of trees is required.
- b. Deciduous trees shall have a minimum trunk diameter of 1 ¾ inches at the time of planting (trunk diameter shall be measured at 42 inches above grade).
- c. Evergreen trees shall be a minimum of 5 feet in height at the time of installation.
- d. Evergreen and deciduous trees shall be planted at intervals no greater than 35 feet on center.
- e. Type I landscaping shall include evergreen and deciduous shrubs, lawn and other approved landscaping materials. The planting of shrubs shall comply with all of the following standards.
 - i. Evergreen shrubs shall comprise at least 75% of the plantings.
 - ii. The required number of shrubs shall be equal to 4 shrubs per 100 square feet, calculated for the entire required landscape area. For example, if the required Type I landscape area were 10 feet by 40 feet (400 sq. ft.), then the total number of shrubs would equal 16.
 - iii. Shrubs shall have a minimum container size of 2 gallons at the time of installation.

- iv. Plantings of shrubs and groundcovers shall be chosen and spaced to result in a total covering of the landscape strip. The landscape area may include grass or other approved groundcovers, provided the required number of shrubs are installed.
- f. The entire planting strip shall be landscaped; however those plantings used to achieve the sight-obscuring screen shall be located within a 5-foot strip within the buffer area.
- g. The sight-obscuring screen shall consist of plantings that are layered and/or combined to obtain an immediate dense sight-obscuring barrier of 2-3 feet in height, selected to reach 6 feet in height at maturity. They should be spread no greater than 6 feet on center.
- h. A fully sight-obscuring fence shall be installed consistent with the requirements for a clear view triangle. The fence shall be at least 6 feet high and 100% sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials. For required frontage landscaping, the fence shall be located at the rear of the landscape strip, farthest away from the road. Chain-link with slats shall not be considered a fully sight-obscuring fence.

Landscaping Plan Requirements: The landscaping plan shall include all of the following information.

- a. Proposed landscaping including location, common, and botanical name of each species and size at time of installation.
 - b. Location, common name and size of existing vegetation that is being retained.
 - c. Location of all buildings and accessory structures.
 - d. Location and height of any existing and proposed berms, walls, fences, retaining walls and similar architectural barriers.
 - e. Location of critical areas and their buffers.
 - f. Location of existing and proposed hardscape such as trellises, decks, patios, signs and similar landscape features.
 - g. The location of clear view triangles as per chapter 14.812.
 - h. Location of all exterior project lighting, including streetlights.
 - i. Location of proposed and existing water features.
 - j. Location of existing and proposed stormwater drainage features, including but not limited to biofiltration swales, detention ponds, drainage ways, ditches, drainage easements and drainage facility access easements.
 - k. Cost estimate including the name and cost of each species to be planted.
 - l. **Location of all existing and proposed overhead and underground utilities, including electric and gas lines.**
 - m. North arrow, title block, name and phone number of contact person.
 - n. Location of all street and alleys.
2. At least ten percent (10%) of the parking area shall be devoted to landscaping provided that required buffer and frontage landscaping shall not be included in this calculation.

- a. No landscaping shall be less than 100 square feet in area;
- b. No parking stall shall be located more than sixty (60) feet from a landscaped area when installed.
- c. All landscaping must be located between parking stall, at the end of parking columns, or between the stall and the property line. No landscaping which occurs between the parking lot and a building or recreation area shall be considered as satisfaction of these requirements;
- d. All required landscaping shall meet the "clear view triangle" requirements pursuant to Section 14.810.010 (2).
- e. Commercial loading and truck maneuvering areas may be excluded from calculations.

Materials used:

- a. Planting areas shall include liberal landscaping used combinations of such materials as trees, ornamental shrubs, gravel, river rock, driftwood, rockeries, benches or lawn.
- b. **Each landscape area shall contain evergreen or deciduous trees with a minimum trunk diameter of 1 3/4 inches at the time of planting. Staking is required.**
- c. Evergreen and deciduous trees shall be planted at intervals no greater than 35 feet on center.

___ 3. Illustrate and call out the 6-inch-high protective curbing around all landscaped areas adjacent to parking lots and travel surfaces.

___ 4. Note an approved automatic irrigation system will be installed to maintain the plantings.

___ 5. A **nursery estimate** shall be submitted for review which itemizes the cost of all landscape materials, labor and the automatic irrigation system as illustrated on the approved landscape plan.

D. Although the submitted site plan is generally acceptable, the Division of Building and Planning is requesting a revised site plan with additional information in order to confirm compliance of the proposal with all applicable zoning code standards. This information includes:

1. The property size (include **all parcel boundaries** and the **legal description** on the site plan).
2. Note building(s) size in square feet.
3. Note building(s) height in feet and stories. Include a note identifying basements and/or mezzanines.

4. Provide calculations verifying no more than twenty percent (20%) of the site is covered by building footprint.
5. **Clearly illustrate, label and dimension all property lines.**
6. **Clearly illustrate and dimension building setbacks to all property lines.**

E. Illustrate fencing (existing and proposed). Note the height and type of fencing. Fences over six (6) feet in height require a building permit and/or zoning variance.

F. All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.

G. All storage on the premises shall be maintained within a completely enclosed building or shall be screened from view from surrounding properties, and shall be accessory to the permitted use on the site.

H. All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and at a minimum be enclosed on three sides with a 5-1/2-foot-high concrete block, masonry wall or sight-obscuring fence with a sight-obscuring gate for access.

1. If outdoor trash, garbage or refuse storage areas are being proposed, please indicate these areas on the revised site plan. Note the height and type of screening.

When all the information and requirements listed above have been supplied and completed and the necessary review has been accomplished your building permit will be released.

The above listed requirements are to provide the applicant with primary agency comments to assist the applicant and aid in the process of receiving building permit approval. The above listed information provides a review of the proposal as shown on the submitted site plan. Alterations to that site plan may affect Building and Planning Department requirements.

If you have any questions or concerns, please feel free to contact this office at (509) 477-7155.

Jim Millgard
Associate Planner
Spokane County Department of Building and Planning

3149

OFFICE OF THE COUNTY ENGINEER SPOKANE COUNTY, WASHINGTON

Project: SPOKANE SLAVIC BAPTIST CHURCH- EXPANSION
Address: 8913 N. Nettleton Ln.
Tax Parcel #: 26242.9141
Permit Type/#: Commercial Building No. 08000226
Engineer's File #: B8006
Contact: Ivan Kriger
Reviewer: Gary Nyberg
Meeting Date/Time: 02/05/08 11:00 A.M.

The Development Services Department has completed a preliminary review of the above-referenced project. We have the following general comments and identify the following application, permit, and occupancy requirements:

[ITEMS OF SPECIAL IMPORTANCE ARE IN BOLD PRINT]

1. An 'Agreement to Pay Fees' must be completed and received by the County Engineers prior to review of the civil plans & project. The County Engineers staff time is not included in the building or grading permit fee schedules.
(See yellow form enclosed)

2. A site drainage plan & report shall be prepared by a licensed, civil engineer (P.E.) pursuant to the Spokane County 'Guidelines for Stormwater Management'. Record Drawings or Certification Letter must be prepared for the constructed stormwater system. The contact regarding the storm drainage plan review and acceptance is Gary Nyberg of Development Services at 477-7257.

- Drainage facilities were constructed and accepted for the previous parking lot expansion back in 2002/2003. The additional drainage needs will have to be determined for the current expansion project and constructed. A drainage path crosses both church parcels that needs to be retained.
- The City of Spokane is the review & permit authority for development taking place on the parcel east of Nettleton Ln. There will have to be a joint review & acceptance by both public agencies regarding the overall drainage plan.

3. This expansion project needs to be reviewed for concurrency with the Transportation element of the Comprehensive Plan. A *Traffic Distribution Letter* must be prepared by a traffic consultant and submitted as part of the SEPA for the joint review of the City of Spokane and Spokane County. Off-site road improvements or other mitigation measures may result in the approved findings of the traffic review process. The County contact is Scott Engelhard at 477-3600 while the City contact is Mike Britton at 625-6149. (See enclosed Handout)

4. The subject property is within the following special regulatory zones which may affect the development plan:

- The *Critical Aquifer Recharge Area (CARA)* which requires pre-treatment of stormwater runoff from impervious surfaces subject to contaminants prior to subsurface disposal. The project site is within a mapped area of (high) susceptibility. Standard '208' swales are adequate treatment for the vehicular pavement areas. Most current commercial roof materials and HVAC roof equipment arrangements are not considered significant sources of pollutants.
- The urban *PM10 Non-Attainment Zone* which requires dust-control surfacing on vehicular parking areas and traveled ways unless a paving waiver has been obtained. The County Engineers can't support paving waivers on projects located over CARA (high) susceptibility zones due to potential leeching of contaminants. (See any SRCAA & Planning Comments)

5. Additional Road Information:

- Nettleton Lane is an existing private road whose operations & maintenance are not regulated by the Spokane County Engineers.
- Strong Road between Nettleton Lane and Five Mile Road along with Five Mile Road south of Strong Road are City of Spokane streets.

In summary, the following items must be received, accepted, or obtainable prior to the County Engineers making their division release of the Building Permit:

Agreement to Pay Fees

**Drainage Plan & Report
With Joint Drainage Plan Review**

**Joint Traffic Review
With Mitigation Measures**

Please direct all submittals to Kathy Cummings at the Permit Center.

In summary, the following items must be completed prior to the County Engineers making their division release of the Certificate of Occupancy:

**Off-Site Mitigation
Stormwater Certification**

Please direct all submittals to Jun Mascardo at the Permit Center.

PRE-APPLICATION MEETING COMMENTS

February 5, 2008

Ivan Kriger
8913 N. Nettleton
Spokane, WA 99206

Project Description: Spokane Slavic Baptist Church Addition

Reference No: 08000226
Parcel No: 26242.9141
Location: 8913 N. Nettleton
Health District Database No: 605

The Spokane Regional Health District has completed a preliminary review of the above referenced project. Based on the review, the following comments are offered for consideration by both Spokane County and the project sponsor prior to issuance of a building permit.

Food Program Comments

1. A set of building construction plans and specifications for each food or beverage preparation area and all associated storage areas must be submitted for review and approval prior to issuance of the building permit.
2. A food menu and food preparation sheet form for each food or beverage area must be included in the plan submittal.
3. A written statement of intent as to method of refuse containment is to be provided, along with a description of how the containment will be maintained in a sanitary manner. The refuse containment area surface must be constructed of nonabsorbent material and shall be smooth, durable, and sloped to drain. Any on-site cleaning of a dumpster, compactor, etc. will require compliance with WAC 246-215 as referenced in sections 5-501.18 and 5-501.116 of the Washington State Retail Food Code Working Document.

Liquid Waste/Water Program Comments

1. The site has an existing septic system comprised of 2 2000 gallon septic tanks, a 2000 gallon pump chamber, and 440 lineal feet of drainfield. A copy of the as-built drawing is attached for your reference.
2. The applicant shall contact the City of Spokane for details on sewer availability to the site.

3. If the City of Spokane will allow a sewer connection to the site the existing septic system shall be properly abandoned. If sewer is not allowed to the site the existing septic system shall be relocated and the following items apply:
 - a. The applicant shall contact the Spokane County Division of Planning to determine if the Spokane County Critical Areas Ordinance applies. The Critical Areas Ordinance has the following impacts to the septic system:
 - i. Section 11.20.075 of the Spokane County Critical Areas Ordinance limits the amount of sewage flow allowed for commercial properties outside the Urban Growth Area boundary to 90 gallons per acre per day, when utilizing a septic system. If design flows will exceed 90 gallons per acre, per day, a disposal system that meets the requirements in section 11.20.075(2)(a) of the Spokane County Critical Areas Ordinance must be utilized.
 - b. The proponent must apply to the appropriate agency for a permit to install an on-site sewage disposal system to serve the project. If the system design flow will exceed 3,500 gallons per day, the sponsor is required to contact the Washington State Department of Health (DOH) at 456-4431 for permits and requirements. All sewage flows over 1,000 gallons/day are required to be pressurized.
 - c. The on-site sewage system is required to be designed by a licensed on-site designer or engineer. They will be the best source of information concerning the on-site sewage system.
 - d. The on-site sewage system designer must work with the sponsor to ensure State and local land density requirements for determining sewage flows are met.
 - e. Check with County Building & Planning for possible requirements concerning flood zones, daily sewage flows, and other impacts to property development, including the on-site sewage system.
 - f. The septic system and designated replacement area shall meet all setbacks listed in section 1.04.190 of the Spokane County Rules and Regulations for On-Site Sewage Systems.
 - g. Systems requiring pumps will need an electrical permit and inspection from the Washington State Department of Labor and Industries (324-2600).
 - h. On-site sewage systems permitted by the local Health District are designed to handle residential strength sewage only. Floor drains in bathroom water closet areas and in the hot water tank area are the only floor drains allowed in the on-site sewage waste stream. The applicant shall contact the Washington State Department of Ecology (329-3400) for requirements on handling wastewater from wash-down areas, roof and street drainages, commercial food processing, etc. as these cannot be diverted into the on-site sewage system.

- i. All domestic water lines on or off the property are required to maintain a minimum 10-foot horizontal setback from the entire on-site sewage system and the replacement area. This includes the building sewer line where it exits from the building foundation.
 - j. The on-site sewage system and replacement area are required to have a minimum 10-foot horizontal separation from the edge of any 208 drainage swales. On-site sewage systems shall not be installed in areas of vehicular traffic or under impervious materials.
 - k. All surface drainage must be diverted away from the on-site sewage system and the designated replacement area.
4. The public water system serving the area is available, and the project is to be connected to it. No on-site water source is to be established or maintained.
 5. Any existing wells on the site shall be included on a revised site plan. All wells used to supply water to a public building or business shall be approved as a public water supply by the Washington State Department of Health (456-3115). Any well on the site that is unusable, abandoned, the use has been permanently discontinued, or which is in such disrepair that its continued use is impractical or is an environmental, safety or public health hazard shall be decommissioned.
 6. All well decommissioning work must be performed by a water well driller licensed in Washington State, and must be coordinated through the Spokane Regional Health District. Please contact Jim Sackville-West at (509) 324-1459 for more information.

Solid Waste Program Comments

1. The sponsor is urged to contact Waste Management of Spokane for the purpose of establishing a refuse containment area that will be accessible to service vehicles.
2. All demolition/construction debris must be transported to a licensed solid waste disposal facility. No on-site burning or burying of debris will be allowed.

School Program Comments

Any publicly financed or private or parochial school or facility used for the purpose of school instruction, from kindergarten through twelfth grade, must submit the following information:

1. A complete set of building construction plans and specifications must be submitted for review and approval prior to issuance of the building permit.
2. A letter must be submitted stating that the drawings and specifications for the project are designed in accordance with the following Primary and Secondary School Regulation WAC sections:

- WAC 246-366-080 -- Ventilation
 - WAC 246-366-090 -- Heating
 - WAC 246-366-100 -- Temperature Control
 - WAC 246-366-110 -- Sound Control
 - WAC 246-366-120 -- Lighting
3. A site sound level survey must be conducted to determine the ambient background noise at the site of a new school, an addition to an existing school, or the addition of a portable classroom. The ambient background noise cannot exceed an hourly average of 55 dBA or an hourly maximum of 75 dBA while school is to be in session.
 4. Ground fault interrupter (GFI) devices shall be provided on all electrical receptacles within six-feet of water sources and other grounding sources.
 5. At handwashing facilities soap and single-service towels shall be provided.
 6. In new construction, the actual background noise at any student location within the classroom shall not exceed 45 dBA (Leqx), where x is thirty seconds or more. Compliance is determined with the ventilation system and the ventilation system's noise generating components in operation (eg. Condenser, heat pump, etc.).
 7. Light intensities shall be provided as measured 30-inches above the floor or on working surface as follows:
 - General instruction areas (study halls, lecture rooms, libraries) -- 30 foot candles.
 - Special instruction areas (sewing rooms, labs, chemical storage areas, shops, drafting rooms, art and craft rooms) -- 50 foot candles.
 - Kitchens (including food storage and preparation rooms) -- 30 foot candles.
 - Non-instructional areas (auditoriums, lunch rooms, assembly rooms, corridors, stairs, store-rooms, and toilet rooms) -- 10 foot candles.
 - Gymnasiums (main and auxiliary spaces, shower rooms and locker rooms) -- 20 foot candles.
 8. A pre-occupancy inspection to measure sound level and light level compliance will be required upon completion of construction.
 9. Changes to playground equipment location or installation of new playground equipment require plan review per Primary and Secondary School Regulations WAC 246-366-040. Layout drawings detailing the distance between equipment and boundaries, copies of the

Ivan Kriger
February 4, 2008
Pre-Application Comments-Spokane Slavic Baptist Church Addition

manufacturer's equipment cut sheets and a letter from the manufacturer stating that the equipment complies with the current Consumer Product Safety Commission (CPSC) *Handbook for Public Playground Safety*, and American Society for Testing and Materials (ASTM) *Standard Consumer Safety Performance Specification for Playground Equipment for Public Use* must be submitted for review prior to installation. It is recommended that equipment cut sheets be submitted for review prior to equipment purchase.

Thank you for the opportunity to review your project. For general questions regarding these comments call 324-1582.

A handwritten signature in black ink, appearing to read "Eric D. Meyer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Eric D. Meyer, R.S.
Administrative Technical Advisor
Environmental Public Health Division

Spokane Regional Clean Air Agency Signs Off On This Project.

Date: **January 24, 2008**

To: KATHY CUMMINGS

Spokane County

1026 W. Broadway Avenue

Spokane, WA 99260

From: Chuck Studer, Air Quality Engineer I

RE: SPOKANE REGIONAL CLEAN AIR AGENCY REQUIREMENTS FOR:

File No. **0800226**

Proponent / Project Name: **SPOKANE SLAVIC BAPTIST CHURCH FOR A 2 STORY 30,000 SQ FT
ADDN @ 8913 N NETTLETON LN**

☒ Comments on Pre-Application Transmittal on **2/5/08 @ 11:00 AM**

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 for purchase in our office or can be viewed and downloaded from <http://www.spokanecleanair.org>.

Construction related requirements

- Dust emissions during demolition, construction 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.
- Debris generated as a result of this project must be disposed of by means other than burning.
- 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.
- 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

- 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, natural gas heating equipment units rated at 4 MMBTU/hr or higher (input), and heating equipment units fired with other fuels (e.g. diesel) rated at 1 MMBTU/hr (input) or higher. Contact Spokane Clean Air for a Notice of Construction application.
- A Notice of Intent must be submitted to Spokane Clean Air prior to any demolition project or asbestos project. An asbestos survey must be done by an AHERA accredited building inspector prior to the demolition or renovation of buildings to determine if asbestos-containing material is present at the site. Contact Spokane Clean Air for a Notice of Intent application.



Pre-Application Meeting

Meeting Date / Time
10/15/09 @ 11:00 AM

Spokane County Building and Planning Department

Site Address: 8913 N NETTLETON LN

Project Number: 09005120

Parcel Number: 26242.9141

Zoning: UR

Fire District: FD 09

Water District: WHITWORTH WATER # 2

Applicant: CAMILLO MADERO
5015 S REGAL RD # F1048
SPOKANE, WA 99223
(509) 385-9249

Owner: SPOKANE SLAVIC BAPTIST CHURCH
PO BOX 30283
SPOKANE, WA 99223

Contact: CAMILLO MADERO
5015 S REGAL RD # F1048
SPOKANE, WA 99223
(509) 385-9249

Occupant:

Project Description: PREAPP MTG 10/15/09 @ 11:00 AM - TWO STORY CLASSROOM BUILDING

Agencies Attending Meeting

☒ **Building and Planning Department - Constuction Codes**
1026 W. Broadway Ave
Spokane, WA 99260 (509)477-3675
See attached
Project Coordinator: CUMMINGS, KATHY

☐ **Division of Engineering and Roads**
1026 W. Broadway Ave
Spokane, WA 99260 (509)477-3600

☐ **Building and Planning Department - Landuse**
1026 W. Broadway Ave
Spokane, WA 99260 (509)477-7200

☐ **Division of Utilities**
1026 W. Broadway Ave
Spokane, WA 99260 (509)477-3604

☐ **Liberty Lake Sewer District**
2510 E. Mission Ave
Liberty Lake, WA 99019 (509)922-9016

☐ **Spokane Regional Health District**
1101 W. College Ave. Suite 402
Spokane, WA 99260 (509)324-1560

☒ **Spokane County Air Pollution Control Authority**
1101 W. College Ave. Suite 402
Spokane, WA 99260 (509)477-4727
See attached comments

☐ **Washington State Department of Transportation**
Planning Office
2714 N. Mayfair Ave.
Spokane, WA 99260 (509)477-3600

☐ **Fire District**

RECEIVED

APR 03 2013

PLANNING & DEVELOPMENT SERVICES

General Building Information

Use	Occupancy Group	Construction Type	Square Footage

Fire flow: _____

Notes

PRIVATE SCHOOL (CHURCH) - NO plumbing proposed But wants to install dry line for connection to sewer. Should septic system ever fail.

Building

"Drinking Fountain RECD?"

Fire District

Sprinkler System req'd & fire alarm req'd.
 * Needs Evacuation plan for both this bldg & bldg just constructed to be given to FD.

Engineering

- No site drainage review/req'd for this project.
 * TRIP Generation to be reviewed by City & County. Eng to add Current Trip Generation #'s for use as is @ this time.

Planning

Septic System to be on private septic system due to CARA
 Reg's should plumbing/septic req'd in this bldg.
 * Need site plan showing parking layout, parcel boundaries, bldg setbacks & bldg sq ft

Health District

Utilities

Other

Many projects given the nature of use or size require the submittal of an environmental checklist for review under the Spokane Environmental Ordinance and SEPA. Please verify the status for each project. Additional permits / approvals may be required by federal, state or local agencies. (see below)

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Agreement to Pay Fees | <input type="checkbox"/> Environmental Checklist | <input type="checkbox"/> Hydraulic Permit | <input type="checkbox"/> Timber Harvest Permit |
| <input type="checkbox"/> Approach Permit | <input type="checkbox"/> Erosion Control Plan | <input type="checkbox"/> Lock Box | <input type="checkbox"/> Shoreline Permit |
| <input type="checkbox"/> Certificate of Exempt. | <input type="checkbox"/> Flood Plain Permit | <input type="checkbox"/> Rezone | <input type="checkbox"/> Sewer Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Food Handling Permit | <input type="checkbox"/> Road Plans | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Emissions (SCAPCA) | <input type="checkbox"/> Habitat Management Plan | <input type="checkbox"/> Septic System | <input type="checkbox"/> _____ |



BUILDING AND PLANNING DEPARTMENT

1026 WEST BROADWAY AVENUE

SPOKANE, WA 99260

PRE-APPLICATION MEETING

October 15, 2009

Camilo Madero
5015 S Regal Rd #F1048
Spokane, WA 99223

**RE: Proposed Two Story Classroom Building
Project no. 09005120**

Project information:

Project: Two Story Classroom Building
Location: 8913 N Nettleton Ln
Contact: Camilo Madero
Occupancy: E
Construction Type: IIB
Floor Area: 2,860 square feet
Fire District: 9
Fire Flow: 1,500 g.p.m
Fire Flow Duration: 2 hours IFC Table B105.1

***Note:** The area of the canopies and cover docks must be considered in the determination of the total allowable floor areas. Separation from property lines and allowable floor areas based on total floor areas. Please review definitions of floor area, (IBC Section 502.1)

A preliminary review of your proposed preliminary plans revealed the following questions and concerns: Please revise/prepare your final plans accordingly. This information is provided to you for the purpose of expediting your permit process. If used, this information is a valuable resource; it can shorten the permit processing time, and will eliminate delays caused by lack of information provided to this department.

FIRE CODE COMMENTS:

JOHN PEDERSON, DIRECTOR OF PLANNING • RANDY VISSIA, DIRECTOR OF BUILDING

PHONE: (509) 477-3675 • FAX: (509) 477-4703 • TDD: (509) 477-7133 • WWW.SPOKANECOUNTY.ORG/BP • BPHELP@SPOKANECOUNTY.ORG

1. Prior to release letter(s) from the Fire District No. 9 shall be submitted verifying the location(s) and number of hydrant(s) and condition(s) of release.

NOTE: Based on the submitted site plan with a approximately 2,860 square feet structure Type III construction, fire flow of 1,500 gpm (IFC Table B105.1), and any portion of building to be not excess of 150 feet from a water supply by approved route around exterior of building per IFC Section 903.2.

2. An automatic sprinkler system shall be provided for Group E occupancies for more than 50 people per State Code amendment Section 903.2.2. Fire alarm system also required.
3. Portable fire extinguishers shall be installed according to IFC Section 906.

SITE PLAN AND GENERAL COMMENTS:

1. Comprehensive scaled site plans, floor plans, elevations, complete building construction drawings and structural calculations are required, including design specifications, H.V.A.C., and plumbing plans for review. The front over page of the construction drawings must include the professional stamp with an original signature, and list or index of all pages being submitted under the signature. Scaled site plan shall dimension setbacks from all four property lines. (2 sets of complete plans with additional 7 copies of site/landscape/drainage plans to be submitted for application of permit)
2. A space shall be provided for storage of recycled materials and solid waste per WAC 51-50-009.
3. The soil classification and design bearing capacity shall be shown on the plans. Since expansive/fill soils maybe present, the building official may require that special provisions be made in the foundation design and construction to safeguard against damage due to this expansiveness and settling characteristics. The building official may require a special investigation and report to provide these design and construction criteria. (Fill areas, etc.)
4. Non-Residential Energy Code and Special Inspection forms shall be submitted prior to permit issuance. (Special Inspection also required if concrete strength exceeds 2500 psi. and steel fabricators, etc.)
5. The applicant shall maintain an accessible, on site repository for records, including approved plans, specifications, materials documents, NREC records (SPE) and Special Inspector (SI) records.
6. The proposed building must be separated from the nearest building by a minimum of two-hour fire wall. Please review IBC Section 705 for detailed requirements.
7. Critical materials list shall be submitted for review.

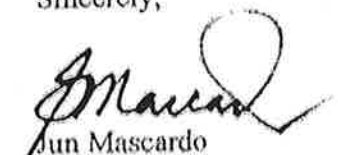
9. Please detail the accessible route of travel from the building to the public way and building to building for review. (1104.1) All exits shall have path to public way per IBC Section 1006.1. (Crosswalks, marked path of travel, detectable warning, etc.)
10. Detectable warning dome surface on curb ramps complying with IBC Section 1109.9 and ICC A117.1 Section 705 shall be provided where accessible parking spaces and vehicular way adjoin walkways. (44 inches wide min.) Less 2 inch curb to flush at sidewalk to vehicular traffic areas adjoining walkways requires dome detectable warning surface per ICC A117.1 Section 705.
11. Where crossing traffic lanes, the route of travel minimum of 44 inches wide shall be marked as a crosswalk per 1101.2.2. (Dome detectable warning on curb ramps 44 inches wide or non curb ramp dome detectable warning shall be installed at each end of cross walk)
12. Please verify the van accessible parking space for review. (16 ft. width, location, slope, path of travel, dome detectable warning) (IBC Section 1106.5)
13. Illumination shall be provided along exterior accessible route of travel, path to public way and accessible parking spaces per 1006.2. (1 foot-candle min.)
14. Exterior accessible routes of travel shall be a minimum clear width of 44 inches (1118 mm).
15. Landings shall be provided at doors per ICC 117.1 Section 404 and IBC Section 1008. Exits shall have path of travel to public way.

****NOTE****

These comments do NOT constitute a comprehensive final plan review. A complete final plan review will be done when a permit application is requested, and comprehensive plans are received. This additional review may require changes in the final building design.

For questions concerning these comments please contact Jun Mascardo at the Building and Planning Department during office hours 7:30 am to 4:00pm, Monday thru Thursday only at telephone no 477-7106.

Sincerely,


Jun Mascardo
Plans Examiner III

OFFICE OF THE COUNTY ENGINEER SPOKANE COUNTY, WASHINGTON

Project: 2-STORY CLASSROOM BUILDING
SPOKANE SLAVIC BAPTIST CHURCH
Address: 8913 N. Nettleton Lane
Tax Parcel #: 26242.9141
Permit Type/#: Commercial Building No. 09005120
Engineer's File #: B9045
Contact: Camillo Madero, 385-9249
Reviewer: Gary Nyberg
Meeting Date/Time: 10/15/09 11:00 A.M.

The Development Services Department has completed a preliminary review of the above-referenced project. We have the following general comments and identify the following application, permit, and occupancy requirements:

[ITEMS OF SPECIAL IMPORTANCE ARE IN BOLD PRINT]

1. An 'Agreement to Pay Fees' must be completed and received by the County Engineers prior to review of the civil plans & project. The County Engineers staff time is not included in the building or grading permit fee schedules.
(See yellow form enclosed)
2. A site drainage plan & report shall be prepared by a licensed, civil engineer (P.E.) pursuant to the '*Spokane Regional Stormwater Manual. (SRSM)* Record Drawings or a Certification Letter must be prepared for the constructed stormwater system. The contact regarding the road & storm drainage plan review and acceptance is Gary Nyberg of Development Services at 477-7257.
 - The proposal appears to be the construction a classroom building atop an existing gravel pad. As such, there is little increase in runoff and a small reduction in pollutant-generating surface. For this situation no further stormwater review or facilities are in order. The roof runoff and surrounding grades to the building will need to comply with the provisions of the IBC/IRC.
3. The existing church operations and additional impacts from this classroom building must be included in the *Traffic Distribution Letter* currently in review for the proposed new church & school on the City of Spokane parcel. The County contact is Scott Engelhard at 477-3600, while the City contact is Mike Britton at 625-6149.
4. Road Information:
Nettleton Lane is an existing private road within a private access easement with private covenants, whose specific uses and activities are not regulated or enforced by the Spokane County Engineers.

5. The subject property is within the following special regulatory zones which may affect the development plan:

- The *Critical Aquifer Recharge Areas*(CARA) of (high) susceptibility to groundwater contamination under the Spokane County Critical Areas Ordinance. The Critical Areas Ordinance CARA provisions protect aquifers used for potable water.

6. **Utility Condition:** Permittee is responsible for arranging for all necessary utility adjustments, relocations, or improvements as required for completion of the project, including completion of the required road and drainage improvements. The developer needs to contact the purveyors of each affected utility regarding private service, utility improvements, and any relocation and adjustment costs. The County road contact is Paul Lennemann at 477-3600.

- Above ground utility facilities especially power poles need to be relocated out of roadways or sidewalk areas.
- Utility cuts in paved roads must comply with the *Regional Pavement Cut Policy* as adopted by Spokane County, City of Spokane, and City of Spokane Valley.

In summary, the following items must be received, accepted, or obtainable prior to the County Engineers making their division release of the Building Permit:

**Agreement to Pay Fees
Joint Traffic Review
w/Mitigation Measures**

Please direct all submittals to Kathy Cummings at the Permit Center.

In summary, there are no probable requirements needing completion in order for the County Engineers to make their division release of the Certificate of Occupancy:

Please direct all submittals to Jun Mascardo at the Permit Center.

**Spokane County Building and Planning Department
Plan Review Comments
October 15, 2009**

Reference No: BP-09005120

Applicant: Camillo Madero

Proposal: Slavic Baptist Church – Two Story Classroom Building

Parcel No.: 26242.9141

Address: 8913 N. Nettleton Street

Zoning: Urban Reserve (UR)

Related Land Use Actions: SP-708-91, CE-104-02

The Spokane County Building and Planning Department has completed review of the above referenced project. The following information must be submitted in order for this office to proceed with our review to determine compliance with all applicable ordinances, regulations and conditions. Please submit all revised information to the **Project Coordinator (Kathy Cummings)** for circulation of the information to all implementing departments.

A. The applicant shall comply with Section 11.20.075 (Critical Aquifer Recharge Areas) of the Spokane County Critical Areas Ordinance with regards to Wastewater Disposal Standards.

2. Performance standards for new development located outside of the Urban Growth Area Boundary.

a. Nonresidential uses and activities in moderate and high susceptibility areas that produce more than 90 gallons of wastewater per acre, per day, and any Critical Material Use Activity that produces sanitary wastewater discharge, shall have a disposal system that protects the aquifer equal to or greater than the following:

- i. treatment utilizing sealed lagoons;
- ii. treatment utilizing holding tanks with transport and disposal at a site licensed for disposal of the particular effluent;
- iii. treatment in compliance with a valid surface water discharge permit obtained from the Washington State Department of Ecology; or
- iv. Treatment in a mechanical wastewater treatment plant that produces less than 3,500 gallons per day of effluent which meets the Washington State Drinking Water Standards prior to disposal into the ground using an infiltration system or subsurface disposal system; or
- v. Treatment in a mechanical wastewater treatment plant that produces more than 3,500 gallons per day of effluent in

compliance with a valid state waste discharge permit obtained from the Washington State Department of Ecology and meeting the Ground Water Standards, Chapter 173-200 WAC, or as amended.

- b. Nonresidential uses and activities in low susceptibility areas that produce more than 90 gallons of wastewater per acre, per day, may utilize on-site disposal subject to approval by the Spokane Regional Health District or Washington State Department of Health.
- c. Nonresidential uses and activities not involving Critical Material Use Activities and which produce less than 90 gallons of wastewater per acre, per day, may utilize on-site disposal subject to approval by the Spokane Regional Health District or Washington State Department of Health.

E. Monitoring and Reporting

- 1. The Utilities Director, Building and Planning Director, or the Hearing Examiner may require a monitoring program as a condition of approval to document compliance with permit conditions and to determine whether the project contributes to water quality degradation.
- 2. Monitoring shall be by a qualified individual as determined by the County, and shall be paid for by the applicant.
- 3. The Building and Planning Department shall periodically review monitoring programs to determine compliance with conditions of approval in cooperation With the Division of Utilities, Spokane Regional Health District, Spokane Aquifer Joint Board and other agencies responsible for aquifer protection.
- 4. For critical material users, the Hearing Examiner or the Building and Planning Director shall establish a periodic inspection program to determine compliance With permit requirements and the provisions of this section.

B. The required number of parking stalls for the proposal has not been determined. The Building and Planning Department will evaluate the project to determine the number of parking spaces that will be required for this proposal.

Off-street parking requirements will be based on the following ratios:

- a. **Public assembly:** One (1) space for every 4 occupants based on maximum permitted occupant load.
- b. **Business and professional offices:** One (1) space per three hundred fifty (350) gross square feet, minimum of five (5) spaces.
- c. **Kindergarten through 8th grade:** Two spaces per teaching station; OR 1 space for every 4 seats or every 8 feet of bench or pew for fixed seating

assembly areas (school auditorium, theater, stadium); OR 1 space for every 75 gross square feet for school assembly areas without fixed seating, whichever is greater.

- d. **Grades 9 through 12:** Five spaces per teaching station; OR 1 space for every 4 seats or every 8 feet of bench or pew for fixed seating assembly areas (school auditorium, theater, stadium); OR 1 space for every 75 gross square feet for school assembly areas without fixed seating, whichever is greater.
- e. All other uses depend upon specific uses within the building(s).

___ 1. Please submit the uses and square footage of each use for the proposal so that the exact number of required parking spaces can be calculated.

___ 2. Note the paving of all parking areas and traveled areas as required by the Zoning Code.

___ 3. Dimension a typical off-street parking stall and all travel aisles as per the Zoning Code Standards.

___ 4. Locate and describe all traffic control devices (painted parking stalls on asphalt, directional arrows at points of ingress/egress, wheel stops, curbing, etc.)

___ 5. Pedestrian walkways shall be installed and/or marked according to Section 14.802.120.

- a. Parking lot circulation shall be designed to minimize conflicts between vehicles and pedestrians around and within parking lots and at vehicle ingress/egress points. Internal pedestrian walkways shall be installed through any parking lot of 50 or more spaces and shall be located and constructed as an integrated part of existing sidewalks and/or pedestrian trails.
- b. Walkways shall be accessible and a minimum of 6 feet wide. Internal walkways shall be separated from traffic lanes and vehicle overhangs and shall be located as follows:
 - i. Walkways running parallel to the parking rows shall be provided for every 4 rows. A row is considered either a single or double line of parking stalls which are separated from other rows by internal driveways.
 - ii. Walkways running perpendicular to the parking rows shall be not further than 20 parking spaces apart.
 - iii. Walkways that cross vehicle lanes shall be marked with striping or constructed with a contrasting paving material to indicate a pedestrian crossing area.

___ 6. Bicycle racks shall be provided when 25 or more parking spaces are required, at a ratio of 1 rack for every 25 parking spaces. Illustrate location and detail for the required number of bike racks.

C. Developments involving additions or alterations to existing structures in which the cost of the additions or alterations exceeds 50% of the assessed value of the existing structures(s) or improvements (\$1,250,300) shall be subject to the provisions of Chapter 14.806 Landscaping and Screening Standards. The value shall be determined from official County records. In the absence of an appropriate assessed value in the official County records, an appraisal performed by a licensed appraiser may be accepted.

A detailed landscape plan shall be submitted indicating the following:

___ 1. A ten (10)-foot-wide strip of Type I landscaping is required along the north, south and west property lines.

Note the location, size and type of species at the time of installation so that the definition of a Type I landscape strip is met.

Type I: Visual Screen. Type I landscaping is intended to provide a very dense, year-round, fully sight-obscuring barrier to significantly separate incompatible land uses and zoning designations. Type I landscaping is subject to the following specifications:

- a. Type I landscaping shall include a mix of evergreen and deciduous trees, with a maximum of 50% of the trees being deciduous. Staking of trees is required.
- b. Deciduous trees shall have a minimum trunk diameter of 1 ¾ inches at the time of planting (trunk diameter shall be measured at 42 inches above grade).
- c. Evergreen trees shall be a minimum of 5 feet in height at the time of installation.
- d. Evergreen and deciduous trees shall be planted at intervals no greater than 35 feet on center.
- e. Type I landscaping shall include evergreen and deciduous shrubs, lawn and other approved landscaping materials. The planting of shrubs shall comply with all of the following standards.
 - i. Evergreen shrubs shall comprise at least 75% of the plantings.
 - ii. The required number of shrubs shall be equal to 4 shrubs per 100 square feet, calculated for the entire required landscape area. For example, if the required Type I landscape area were 10 feet by 40 feet (400 sq. ft.), then the total number of shrubs would equal 16.
 - iii. Shrubs shall have a minimum container size of 2 gallons at the time of installation.
 - iv. Plantings of shrubs and groundcovers shall be chosen and spaced to result in a total covering of the landscape strip. The landscape area may include grass or other approved groundcovers, provided the required number of shrubs are installed.
- f. The entire planting strip shall be landscaped; however those plantings used to achieve the sight-obscuring screen shall be located within a 5-foot strip within the buffer area.
- g. **The sight-obscuring screen shall consist of plantings that are layered and/or combined to obtain an immediate dense sight-obscuring barrier of**

2-3 feet in height, selected to reach 6 feet in height at maturity. They should be spread no greater than 6 feet on center.

- h. A **fully sight-obscuring fence** shall be installed consistent with the requirements for a clear view triangle. The fence shall be at least 6 feet high and 100% sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials. For required frontage landscaping, the fence shall be located at the rear of the landscape strip, farthest away from the road. **Chain-link with slats shall not be considered a fully sight-obscuring fence.**

Landscaping Plan Requirements: The landscaping plan shall include all of the following information.

- a. Proposed landscaping including location, common, and botanical name of each species and size at time of installation.
- b. Location, common name and size of existing vegetation that is being retained.
- c. Location of all buildings and accessory structures.
- d. Location and height of any existing and proposed berms, walls, fences, retaining walls and similar architectural barriers.
- e. Location of critical areas and their buffers.
- f. Location of existing and proposed hardscape such as trellises, decks, patios, signs and similar landscape features.
- g. The location of clear view triangles as per chapter 14.812.
- h. Location of all exterior project lighting, including streetlights.
- i. Location of proposed and existing water features.
- j. Location of existing and proposed stormwater drainage features, including but not limited to biofiltration swales, detention ponds, drainage ways, ditches, drainage easements and drainage facility access easements.
- k. Cost estimate including the name and cost of each species to be planted.
- l. **Location of all existing and proposed overhead and underground utilities, including electric and gas lines.**
- m. North arrow, title block, name and phone number of contact person.
- n. Location of all street and alleys.

2. At least ten percent (10%) of the parking area shall be devoted to landscaping provided that required buffer and frontage landscaping shall not be included in this calculation.

- a. No landscaping shall be less than 100 square feet in area;
- b. No parking stall shall be located more than sixty (60) feet from a landscaped area when installed.
- c. All landscaping must be located between parking stall, at the end of parking columns, or between the stall and the property line. No landscaping which occurs between the parking lot and a building or recreation area shall be considered as satisfaction of these requirements;
- d. All required landscaping shall meet the "clear view triangle" requirements pursuant to Section 14.810.010 (2).

- e. Commercial loading and truck maneuvering areas may be excluded from calculations.

Materials used:

- a. Planting areas shall include liberal landscaping used combinations of such materials as trees, ornamental shrubs, gravel, river rock, driftwood, rockeries, benches or lawn.
- b. **Each landscape area shall contain evergreen or deciduous trees with a minimum trunk diameter of 1 3/4 inches at the time of planting. Staking is required.**
- c. Evergreen and deciduous trees shall be planted at intervals no greater than 35 feet on center.

 3. Illustrate and call out the 6-inch-high protective curbing around all landscaped areas adjacent to parking lots and travel surfaces.

 4. Note an approved automatic irrigation system will be installed to maintain the plantings.

 5. A **nursery estimate** shall be submitted for review which itemizes the cost of all landscape materials, labor and the automatic irrigation system as illustrated on the approved landscape plan.

D. Although the submitted site plan is generally acceptable, the Division of Building and Planning is requesting a revised site plan with additional information in order to confirm compliance of the proposal with all applicable zoning code standards. This information includes:

- 1. The property size (include **all parcel boundaries** and the **legal description** on the site plan).
- 2. Note building(s) size in square feet.
- 3. Note building(s) height in feet and stories.
- 4. Provide calculations verifying no more than twenty percent (20%) of the site is covered by building footprint.
- 5. **Clearly illustrate, label and dimension all property lines.**
- 6. **Clearly illustrate and dimension building setbacks to all property lines.**

 E. Illustrate fencing (existing and proposed). Note the height and type of fencing. Fences over six (6) feet in height require a building permit and/or zoning variance.

F. All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.

G. All storage on the premises shall be maintained within a completely enclosed building or shall be screened from view from surrounding properties, and shall be accessory to the permitted use on the site.

When all the information and requirements listed above have been supplied and completed and the necessary review has been accomplished your building permit will be released.

The above listed requirements are to provide the applicant with primary agency comments to assist the applicant and aid in the process of receiving building permit approval. The above listed information provides a review of the proposal as shown on the submitted site plan. Alterations to that site plan may affect Building and Planning Department requirements.

If you have any questions or concerns, please feel free to contact this office at (509) 477-7155.

Jim Millgard
Planner
Spokane County Department of Building and Planning



FIRE & RESCUE

CARING FOR YOUR FAMILY, HOME AND COMMUNITY

October 15, 2009

Kathy Cummings
Spokane County Building & Planning
1026 W. Broadway Ave.
Spokane, WA 99260-0050

RE: Spokane Slavic Baptist Church, 8913 N. Nettleton -- Two Story Classroom Bldg.

Dear Kathy,

I have received and reviewed the information you shipped to our office on the above project and have the following comments:

1. The building has a fire area of 2,860 square feet and is indicated to be of type IIIB construction. Required fire flow for this structure is 1,500 gpm for a two hour duration. There is an existing fire hydrant capable of providing the required flow on site.
2. Washington State Amendments to the International Fire Code 903.2.2 require a fire sprinkler system for Group E occupancies. Sprinkler system plans must be submitted to SCFD-9 for review and approval prior to installation.
3. IFC 907.2.3 requires a fire alarm system. Fire alarm plans must be submitted to SCFD-9 for review and approval prior to installation.
4. A Knox key box is required. Ordering forms can be obtained from our office.
5. A fire safety and evacuation plan must be submitted to SCFD-9 for review and approval in accordance with IFC 404. I have attached a template for such plans.
6. The roof covering is required to be a minimum class C rated in accordance with Spokane County Code 3.16.020(a).

We can release permits for this project at this time. If you have any questions, let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Walsh". The signature is fluid and cursive, with a large initial "D" and "W".

Dan Walsh, Captain
Fire Prevention Division

SCFD-9 Emergency Plan Development Checklist

Conforms to International Fire Code Article 404, 2006 edition

1. Fire Evacuation Plan (written text document that must include the following)

- A. The primary and alternate means of notifying occupants of fire or emergency.
- B. A description of the emergency voice/alarm communication system, if one is installed in the building.
- C. Procedures for employees aiding in evacuation. Such employees should evacuate rather than remain in the building under dangerous or unsafe conditions.
- D. Evacuation/relocation of occupants
 - Egress or escape routes
 - Exterior assembly areas for occupants leaving the building
 - Interior areas of refuge for evacuating in place (Special needs occupants, health care facilities, etc.)
- E. Procedures to account for employees and occupants upon evacuation.
- F. Personnel responsible for removing other occupants or providing emergency medical aid. Identified personnel may only carry out such duties if they're appropriately trained and equipped.
- G. The primary and alternate means of reporting fires/emergencies to the Fire District.
- H. Name of the person responsible for development and maintenance of the fire evacuation plan.
- I. Date of evacuation plan development
- J. Sign-off blocks for annual review of the plan

2. Fire Safety Plan (written text document with three drawings, must include the following elements)

- A. An opening statement clearly outlining the following fire safety plan strategy:
 - Upon finding a fire or emergency, immediately sound an alarm for occupants
 - Begin evacuation
 - Call 911/notify the Fire District
 - Account for staff and occupants once evacuated
 - Report status of the incident and status of the occupants to the first arriving fire apparatus

- B. A site plan must be included indicating the following:
- Outside occupant assembly points
 - Locations of fire hydrants
 - Normal routes of fire department access
- C. An exiting floor plan must be drawn up indicating the following:
- Exits
 - Primary evacuation routes
 - Secondary evacuation routes
 - Accessible egress routes
 - Interior areas of refuge
- D. A fire protection floor plan must be drawn up indicating the following:
- Portable fire extinguisher locations
 - Fire alarm pull stations
 - Fire alarm system annunciator panel(s)
 - Fire alarm system control panel(s)
 - Fire alarm system zones
 - Fire sprinkler system controls
 - Fire sprinkler system fire department connection
 - Fire sprinkler system exterior alarm
 - Hose station locations
 - Other fire protection equipment (i.e. Kitchen hood systems and controls)
- E. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
- F. Names of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
- G. Names of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.
- H. Name of the person responsible for the fire safety plan development and maintenance.
- I. Date of fire safety plan development
- J. Sign-off blocks for annual review of the plan

PRE-APPLICATION MEETING COMMENTS

October 15, 2009

Camillo Madero
5015 S. Regal Rd. #F1048
Spokane, WA 99223

Project Description: Building to House Four Classrooms

Reference No: 09005120
Parcel No: 25242.9141
Location: 8913 N. Nettleton Lane
Health District Database No: 705, LW #97-1157

Dear Ms. Madero:

The Spokane Regional Health District has completed a preliminary review of the above-referenced project. Based on the review, the following comments are offered for consideration by both Spokane County and the project sponsor prior to issuance of a building permit.

Liquid Waste/Water Program Comments

1. The proposed building shall meet all setbacks listed in Table IV of the Washington State Rules and Regulations for On-Site Sewage Systems, Chapter 246-272A WAC
2. Check with County Building for possible requirements concerning plumbing fixture requirements. If a plumbing permit is required for the proposed project then the flowing comments would apply.
3. The proponent would be required to hook up to public sewer if the property line is within 200 feet of the available sewer, and if the sewer utility requires the hook-up.
4. If sewer is not available or the sewer utility will allow an on-site sewage disposal system for the project, then the proponent must apply to the appropriate agency for a permit to install an on-site sewage disposal system to serve the new structure. If the system design flow will exceed 3,500 gallons per day, the sponsor is required to contact the Washington State Department of Health (DOH) at 456-4431 for permits and requirements. All sewage flows over 1,000 gallons/day are required to be pressurized.
5. The on-site sewage system is required to be designed by a licensed on-site designer or engineer. They will be the best source of information concerning the on-site sewage system.
6. The on-site sewage system designer must work with the sponsor to ensure State and local land density requirements for determining sewage flows are met.

7. Check with County Building & Planning for possible requirements concerning flood zones, daily sewage flows, and other impacts to property development, including the on-site sewage system.
8. Systems requiring pumps will need an electrical permit and inspection from the Washington State Department of Labor and Industries (324-2600).
9. On-site sewage systems permitted by the local Health District are designed to handle residential strength sewage only. Floor drains in bathroom water closet areas and in the hot water tank area are the only floor drains allowed in the on-site sewage waste stream. The applicant shall contact the Washington State Department of Ecology (329-3400) for requirements on handling wastewater from wash-down areas, roof and street drainages, commercial food processing, etc. as these cannot be diverted into the on-site sewage system.
10. The applicant shall contact the Spokane County Division of Planning to determine if the Spokane County Critical Areas Ordinance applies, and if there will be limitations to the allowed sewage flows on the site.
11. The public water system serving the area is available, and the building structure is to be connected to it. No on-site water source is to be established or maintained.

Solid Waste Program Comments

1. The sponsor is urged to contact Waste Management of Spokane for the purpose of establishing a refuse containment area that will be accessible to service vehicles.
2. All demolition/construction debris must be transported to a licensed solid waste disposal facility. No on-site burning or burying of debris will be allowed.
3. If the proposed area will be filled and graded with clean soil or rock no action is required by the Health District. If the fill will include inert waste such as concrete or asphalt it shall not exceed 250 cubic yards without obtaining an inert waste landfill permit. Sites requiring an inert waste landfill permit shall comply with section 1.06.040 of the Spokane Regional Health District 2004 *Solid Waste Handling Standards*. Any other regulated solid waste placed on the site shall meet the requirements of the Spokane Regional Health District 2004 *Solid Waste Handling Standards*.

School Program Comments

Any publicly financed or private or parochial school or facility used for the purpose of school instruction, from kindergarten through twelfth grade, must submit the following information:

1. A complete set of building construction plans and specifications must be submitted for review and approval prior to issuance of the building permit.
2. A letter must be submitted stating that the drawings and specifications for the project are designed in accordance with the following Primary and Secondary School Regulation WAC sections:

- WAC 246-366-080 – Ventilation
 - WAC 246-366-090 – Heating
 - WAC 246-366-100 – Temperature Control
 - WAC 246-366-110 – Sound Control
 - WAC 246-366-120 – Lighting
3. A site sound level survey must be conducted to determine the ambient background noise at the site of a new school, an addition to an existing school, or the addition of a portable classroom. The ambient background noise cannot exceed an hourly average of 55 dBA or an hourly maximum of 75 dBA while school is to be in session.
 4. Ground fault interrupter (GFI) devices shall be provided on all electrical receptacles within six-feet of water sources and other grounding sources.
 5. At handwashing facilities soap and single-service towels shall be provided.
 6. In new construction, the actual background noise at any student location within the classroom shall not exceed 45 dBA (L_{eqx}), where x is thirty seconds or more. Compliance is determined with the ventilation system and the ventilation system's noise generating components in operation (eg. Condenser, heat pump, etc.).
 7. Light intensities shall be provided as measured 30-inches above the floor or on working surface as follows:
 - General instruction areas (study halls, lecture rooms, libraries) – 30 foot candles.
 - Special instruction areas (sewing rooms, labs, chemical storage areas, shops, drafting rooms, art and craft rooms) – 50 foot candles.
 - Kitchens (including food storage and preparation rooms) – 30 foot candles.
 - Non-instructional areas (auditoriums, lunch rooms, assembly rooms, corridors, stairs, store-rooms, and toilet rooms) – 10 foot candles.
 - Gymnasiums (main and auxiliary spaces, shower rooms and locker rooms) – 20 foot candles.
 8. A pre-occupancy inspection to measure sound level and light level compliance will be required upon completion of construction.
 9. Changes to playground equipment location or installation of new playground equipment require plan review per Primary and Secondary School Regulations WAC 246-366-040. Layout drawings detailing the distance between equipment and boundaries, copies of the

Camillo Madero
October 15, 2009
Pre-Application Comments - 8913 N. Nettleton Ln.

manufacturer's equipment cut sheets and a letter from the manufacturer stating that the equipment complies with the current Consumer Product Safety Commission (CPSC) *Handbook for Public Playground Safety*, and American Society for Testing and Materials (ASTM) *Standard Consumer Safety Performance Specification for Playground Equipment for Public Use* must be submitted for review prior to installation. It is recommended that equipment cut sheets be submitted for review prior to equipment purchase.

These comments are based on the project as proposed and reflect requirements in place at the time of submittal. There may be additional requirements at the time of formal application submittal if there have been changes to the proposal or revisions to the regulations have occurred since the original submittal.

Thank you for the opportunity to review your project. For general questions regarding these comments call 324-1430.

Sincerely,

Bob Gaulke, R.S., Technical Advisor
Environmental Public Health Division

c: Spokane County Building and Planning



SPOKANE COUNTY
DEPARTMENT OF BUILDING & PLANNING
1026 WEST BROADWAY AVENUE • SPOKANE, WA 99260-0050

Site Information

Site Address: 8913 N NETTLETON LN

Parcel Number: 26242.9141

Subdivision: RANGE

Block: Lot:

Zoning: UR Urban Reserve

Owner: SPOKANE SLAVIC BAPTIST CHURCH

Address: 8913 N. NETTLETON LN
SPOKANE, WA 99208

Building Inspector: SR INSPECTOR

Water Dist:

Project Information

Project Number: 03001302 Inv: 1 Issue Date: 8/31/2007

Permit Use: CHANGE OF USE TO SCHOOL GRADE 5-12 BUILDING

Applicant: SPOKANE SLAVIC BAPTIST CHURCH

8913 N. NETTLETON LN

SPOKANE, WA 99208

Phone: (509) 868-2330

Contact: SPOKANE SLAVIC BAPTIST CHURCH

8913 N. NETTLETON LN

SPOKANE, WA 99208

Phone: (509) 868-2330

Setbacks - Front:

Left:

Right:

Rear:

Group Name:

Project Name:

Permits

Building Permit

Contractor: OWNER

License #: OWNER

CHANGE OF USE/SAFETY INS

\$50.00 STATE SURCHARGE

\$4.50

Total Permit Fee:

\$54.50

FOR BUILDING INSPECTIONS CALL THE BUILDING & PLANNING DEPT AT (509) 477-3675.

Contact the Spokane Regional Clean Air Agency at 477-4727 ext 120, 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.

Payment Summary

<u>Total Fees</u>	<u>Amount Paid</u>	<u>Amount Owed</u>	<u>Tran Date</u>	<u>Receipt #</u>	<u>Payment Amt</u>
\$54.50	\$54.50	\$0.00	8/31/2007	5104	\$54.50

RECEIVED

APR 03 2013

PLANNING & DEVELOPMENT SERVICES

FILE

THIS IS NOT A PERMIT**Penalties will be assessed for commencing work without a permit****Project Information:**

Permit Use: CHANGE OF USE TO SCHOOL, GRADES 1 THRU 8

Contact: SPOKANE SLAVIC BAPTIST CHURCH

Address: 8913 N. NETTLETON LN

CITY: SPOKANE, WA 99208

Setbacks: Front

Left:

Right:

Rear

Phone: (509) 464-0746

Group Name

Project Name

Site Information:

Map Key: 005121 Name: RANGE

District: S

Parcel Number: 26242.9141

Block:

Lot:

Site Address: 8913 N NETTLETON LN

Owner Name: SPOKANE SLAVIC BAPTIST CHURCH

Address: 8913 N. NETTLETON LN

SPOKANE, WA 99208

Location: SPO

Zoning: UR

Urban Reserve

Water District:

Hold:

Area: 5.00 Acres

Width: 0

Depth: 0

Right Of Way (ft): 30

Nbr of Bldgs: 0

Nbr of Dwellings: 1

Review Information:**Review**

Review Coordinator

Released By:

OK per K. Cummings

Plan Review

Released By:

8/30/07 Thomas Postlewaite

Fire District Review

Released By:

OK via phone msg from
Sandy Phillips 8/29/07
KC

FD #9

School Review

Released By:

D. [Signature] 7/17/07

ALREADY APPROVED FROM PRIOR REVIEW.

Landuse Review

Released By:

B. [Signature] 7/16/07

NO increase in parking requirements

7/16/07

Operator: DMD

Printed By: DMD

Print Date:

7/16/2007

THIS IS NOT A PERMIT**Penalties will be assessed for commencing work without a permit****Permits:*****Building Permit***

Contractor: OWNER

Firm: OWNER

Phone:

<u>Item Description</u>	<u>Units</u>	<u>Unit Desc</u>	<u>Fee Amount</u>
CHANGE OF USE/SAFETY INSP	1	SELECT	\$50.00
STATE SURCHARGE	1	SELECT	\$4.50
Permit Total Fees:			\$54.50

Notes:

Northside Stormwater - HIGH RISK PROBLEM DRAINAGE AREA

Payment Summary:

<u>Permit Type</u>	<u>Fee Amount</u>	<u>Invoice Amount</u>	<u>Amount Paid</u>	<u>Amount Owning</u>
Building Permit	\$54.50	\$54.50	\$0.00	\$54.50
	\$54.50	\$54.50	\$0.00	\$54.50

Disclaimer:

Submittal of this application certifies the owner (or person(s) authorized by the owner) has both examined and finds the information contained within to be true and correct, and agrees that all provisions of laws and/or regulations governing this type of work will be complied with. Subsequent issuance of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the code or of any other state or local laws or ordinances.

Signature: _____

NOTES OF MEETING WITH CITY STAFF ON INTERLOCAL AGREEMENT

A meeting was held at 1:30 p.m. at City Hall. Present at the meeting were John P. Steve D, JPE, James, Joann, Lewis and Susan W. The purpose of the meeting was to run over the interlocal agreement.

At the outset of the meeting I went through the prior notes between the same parties, except John P. and Joann. I reiterated my notes as to what we had or had not agreed with.

The City indicated that they were not in a position to agree to any of the additional changes which the County had made until we agreed on the UGA language and possibly the sub area planning.

The parties discussed their respective positions on the UGA language and sub area planning.

The City does not want the County to make any changes in the UGA except during the 10 year update or when the "triggering" events occur. The County wants the ability to consider revisions to the UGA annually or on an emergency basis.

The City wants the ability to prepare a sub area plan for the JPA. And when the plan is prepared the county would insure that any changes to the zoning map were "consistent" with the sub plan. They would involve the County in the work plan. I indicated the county would give "due consideration" to the plan, but we would not make any future changes contingent on the plan. Especially when it is possible that the property would not be annex for up to 10 or even 20 years. The City indicated that all the county's plans had to be consistent with the city plans. That is true. But the RCW goes both ways. That is to say each other's comprehensive plans have to be "coordinated with and consistent the other parties plans. (RCW 36.70A.100).

At the end of the meeting we each suggested we would talk with our client and see if they felt a meeting of the May and BOCC would be appropriate to move forward.

I indicated I would look at the definition of "consistent".

The meeting ended at 3:00 p.m.

Project Number: 07004702

Inv: 1

Application

Date 7/16/2007

Page 1 of 2

THIS IS NOT A PERMIT

Penalties will be assessed for commencing work without a permit

Project Information:

Permit Use: CHANGE OF USE TO SCHOOL GRADES 1 THRU 8

Contact: SPOKANE SLAVIC BAPTIST CHURCH

Address: 8913 N. NETTLETON LN

C. S. Z: SPOKANE, WA 99208

Phone: (509) 464-0746

Snacks: Front

Left:

Right:

Rear:

Group Name:

ALEX 868-2337

Project Name:

Site Information:

Plat Key: 005121 Name: RANGE

District: S

Parcel Number: 26242.9141

Block:

Lot:

443-6218

Site Address: 8913 N NETTLETON LN

Owner: Name: SPOKANE SLAVIC BAPTIST CHU

Address: 8913 N. NETTLETON LN

SPOKANE, WA 99208

Location: SPO

Zoning: UR

Urban Reserve

Water District:

Hold: []

Area: 5.00 Acres

Width: 0

Depth: 0

Right Of Way (ft): 30

Nbr of Bldgs: 0

Nbr of Dwellings: 1

Review Information:Review

Review Coordinator

Released By:

Plan Review

Released By:

Fire District Review

Released By:

FD #9

School Review

Released By:

ALREADY APPROVED FROM PRIOR REVIEW.

Septic System ok for proposed use Bld. Ldr. 82807

Landuse Review

Released By:

NO increase in parking requirements

Operator: DMD

Printed By: DMD

Print Date:

7/16/2007



PROJECT APPLICATION WORK SHEET

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING
1026 WEST BROADWAY AVENUE
SPOKANE, WA 99260
509.477.3635

SPECIFIC SITE INFORMATION

Street Address:	2413 N. Nettleton Ln Spokane, WA 99206
Assessor's Tax Parcel Number(s):	26242 9141
Legal Description:	

Project Description: Change of use to school 1-8 grades			
<input type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Change in Use	<input type="checkbox"/> Grading	<input type="checkbox"/> Manufactured Home Permit
<input type="checkbox"/> Relocation	<input type="checkbox"/> Sign	<input type="checkbox"/> Tenant (New/Change)	<input type="checkbox"/> Other

Department Use Only

Water District/Purveyor:	Sewer District/Purveyor:	Road width:	Setbacks Front: Rear:
School District:	Fire District:	Zoning:	Left: Right:

OWNER/APPLICANT INFORMATION

☒ Indicate who should be contacted regarding this project

<input type="checkbox"/> Owner: Church Spokane Slavic Baptist Mailing Address: P.O. Box 30283 City, State, Zip: Spokane, WA 99223	Phone: 509/443-0145 Fax: 509/443-6278	<input checked="" type="checkbox"/> Applicant: Aleksandr SoloDyankin Mailing Address: S. 6216 Moran Dr City, State, Zip: Spokane, WA 99223	Phone: 868 2330 Fax: 443 6278
<input type="checkbox"/> Contractor Mailing address City, State Zip WA State Contractor license #	Phone Fax	<input type="checkbox"/> Architect/Engineer Mailing address City, State Zip Contact name:	Phone Fax

PROJECT INFORMATION

Building Information

Building height to peak	# of stories	Main floor sq. ft.	Unfinished basement sq. ft.
Dimensions	Total habitable space	2nd floor sq. ft.	Finished basement sq. ft.
Occupancy group	Construction type	Garage sq. ft.	Deck sq. ft.
Cost of project	Heat source (electric, gas, etc.)		



August 13, 2007

Aleksandr Solodyankin
Spokane Slavic Baptist Church
P.O. Box 30283
Spokane, WA 99223

RE: Spokane Slavic Baptist Church Sound Level Survey

Dear Aleksandr,

Kyron Environmental Inc. (Kyron) was contracted by the Spokane Slavic Baptist Church (Church) to conduct a sound level survey. Purpose of the Sound Level Survey was to comply with the Spokane Regional Health District (SRHD) requirement that sound testing be conducted prior to using an existing portable building as a school. The objective of the survey is to determine if hourly average sound levels of 55 dBA (A-weighted decibels measured) or hourly maximum of 75 dBA are exceeded during the school day as described in WAC 246-366-030. If sound levels are above maximum levels, the Church will have to develop a noise reduction plan.

The Church property is located at 8913 N. Nettleton Lane in Spokane, Washington. Two structures are on the property, the Church and a portable building. A parking lot, playground, and gravel area encompass the property. Shrubs grow along the west side of the Church and along the south side of the portable building adjacent to the parking lot. An electrical transformer is located between the portable building and the Church. See Figure 1 for general site layout.

The surrounding area is a mixture of residential and agricultural land. No commercial or industrial buildings are in the vicinity. Nettleton Lane is not a through street and ends at the Church's parking lot. Vehicle traffic is minimal. Tractors or machinery related to agricultural land-use were not operating during the sound survey. See Figure 2 for an aerial photograph of the Church property and surrounding area.

Larry Hagel, Industrial Hygienist, conducted the sound level survey at 10:00 am on July 30, 2007. Weather conditions were sunny with slight winds at 5 mph. Temperature was approximately 79 degrees and the humidity was approximately 21%. A battery-powered UEI DSM 100 Type II sound level meter was used to measure sound levels at several locations on the Church's property. The sound level meter was calibrated prior to and after sampling with a Quest QC-10 Calibrator. The sound level meter was set for A-weighting and slow response. Sound level testing locations and results are included in the following table.

Sound Level Testing Location	Sound Level (dBA)
North of Portable (North side Center of Property)	39-41
Playground	41-45
Northwest Corner of Property	43-44
Southwest Corner of Property	42-44
South side Center of Property	45
Transformer near Portable (East side of Portable)	53
Between Transformer and Portable	47

All sound level measurements were below 55 dBA. It is our opinion that noise reduction controls for the Spokane Slavic Baptist Church's school is not necessary. Sound levels results are representative of the day the property was surveyed. Kyron shall not be held responsible for changed or differing site conditions, which may have occurred since the performance of this survey.

We appreciate the opportunity to assist the Spokane Slavic Baptist Church in its pursuit of opening a school. If you need any assistance in compliance with any other government regulations or inspections necessary as part of the Asbestos Hazard Emergency Response Act (AHERA), please call me at 252-8880.

Sincerely,

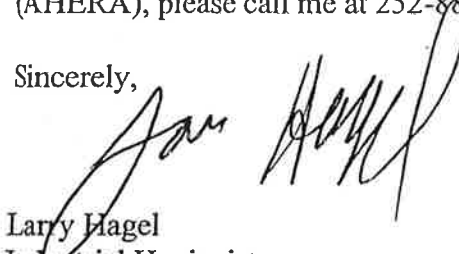

 Larry Hagel
 Industrial Hygienist



Figure 1, General Site Layout

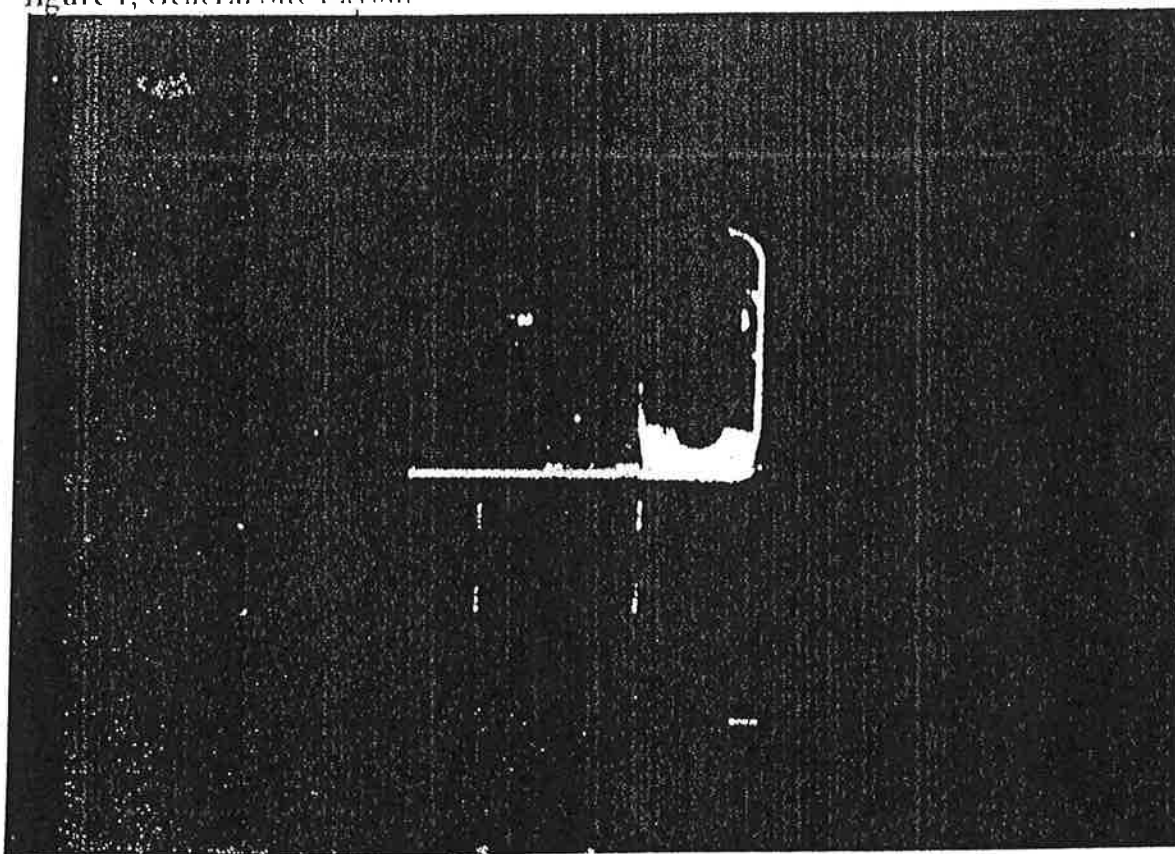


Figure 2, Aerial Photograph of Church Property and Surrounding Area





10 N. Post St., #218
Spokane, WA 99201

Invoice

Date	Invoice #
8/13/2007	24

Bill To

Spokane Slavic Baptist Church
Aleksandr Solodyankin
P.O. Box 30283
Spokane, WA 99223

Project		P.O. No.	Terms	Due Date
Sound Level Survey			Net 30	9/12/2007
Hours/Quantity	Description	Rate		Amount
	Sound Level Survey	475.00		475.00
		<i>paid ck 5047</i>		
		Total		\$475.00
		Balance Due		\$475.00

Interest at a rate of 1% per month will be charged on the unpaid balance after 30 days.

Phone #	Fax #	Web Site	Customer Total Balance
509-252-8880	509-252-8877	www.kyronenvironmental.com	\$475.00



FIRE & RESCUE

CARING FOR YOUR FAMILY HOME AND COMMUNITY

January 6, 2006

Ken Jeffrey
Spokane County Building and Planning Department
1026 W. Broadway Ave.
Spokane, WA 99260-0050

RE: Portable classrooms, Spokane Slavic Baptist Church, 9813 N. Nettleton

Dear Ken,

Aleksandr Solodyankin stopped by this afternoon with more information on this project. I have the following requirements for this project

1. The 20' wide area along the west side of the existing church is designated fire lane in accordance with International Fire Code (IFC) 503.1. Fire lanes are also designated along the north side of the north portable from the existing church to the parking area to the west of the portables, south from there to southwest corner of the future portable and then east again to the southwest corner of the existing church. Those fire lanes are to have the entire 20' width maintained clear of parking, storage, snow, etc. at all times.
2. Required fire flow is 1500 gpm for two hours duration. Adequate fire flow exists on site for this proposal.
3. The address to the property is to be posted in a location clearly visible from Nettleton with characters 4" in height with ½" stroke on a contrasting background in accordance with IFC 505.1

I can release permits at this time to allow use for church Sunday school purposes.

In order to use the buildings for educational occupancies, the following must be accomplished:

4. A manual fire alarm system must be installed in accordance with IFC 907.2.3. These are used buildings with alarm systems already installed. I've performed plan reviews based on the best information available. Once the buildings are on site, the proponent needs to contact me to verify information on the system and

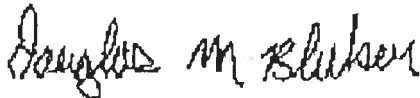
ensure it conforms to the IFC. Since the alarm system batteries are also used I'll want to perform a 24-hour lock-down test to ensure they're still acceptable.

5. With an alarm system, a key box will be required in accordance with IFC 506. We will accept one key box mounted just east of the east door on the first portable provided it is mounted in a clearly visible location. Keys for both buildings will have to be maintained in that key box. The proponent has been given order forms and the location for mounting. Once that box is up and keys are available the proponent should call us for locking the box shut.

Once the alarm system has been verified and the key box is installed, I can approve use as an educational occupancy.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Doug Bleeker, Deputy Chief
Fire Prevention Division

cc: Aleksandr Solodyankin, Spokane Slavic Baptist Church

Aleksandr Solodyankin

From: Doug Bleeker [dbleeker@scfd9.org]
Sent: Wednesday, August 16, 2006 1:23 PM
To: 'Jeffrey, Kenneth'
Cc: sayelena@msn.com
Subject: Spokane Slavic Baptist Church

Ken,

I performed the field inspection on the portable classroom at Spokane Slavic Baptist Church, 8913 N. Nettleton. The fire alarm system has been tested by a technician and new batteries have been installed. The key box has been mounted and a new key installed. All of my requirements for the E occupancy classification have been met. I can release the final Certificate of Occupancy for this building.

If you have any questions, please don't hesitate to contact me.

Doug Bleeker, Deputy Chief
Spokane County Fire District 9
3801 E. Farwell Road
Mead, WA 99021
Phone 509-466-4602
Fax 509-466-4698
dbleeker@scfd9.org



SPOKANE COUNTY
DEPARTMENT OF BUILDING & PLANNING
1026 WEST BROADWAY AVENUE • SPOKANE, WA 99260-0050

Site Information

Site Address: 8913 N NETTLETON LN
SPOKANE, WA 99206

Parcel Number: 26242.9141

Project Information

Project Number: 05008973 Tax: 1 Issue Date: 1/19/2006

Permit Use: 28 X 64 MODULAR CLASS FOR SUNDAY SCHOOL

Permits

Payment Summary

<u>Total Fees</u>	<u>Amount Paid</u>	<u>Amount Owing</u>	<u>Tran Date</u>	<u>Receipt #</u>	<u>Payment Amt</u>
\$342.87	\$342.87	\$0.00	1/5/2006	63	\$57.20
			1/19/2006	244	\$285.67

Notes / Conditions of Approval

THIS PERMIT IS FOR A SUNDAY SCHOOL ONLY. DAILY SCHOOL IS NOT ALLOWED UNTIL OKAY FROM HEALTHDEPT. WITH

Type I Landscaping to be installed per plan around perimeter of parking, Prior to release of C/O.

Existing parking meets occupant load of 700 people - 175 spaces required - 260 spaces existing.

1) 20' FT FIRE LANES ARE TO BE MAINTAINED AND CLEAR AT ALL TIMES.

2) ADDRESS TO PROPERTY TO BE POSTED IN ACCORDANCE WITH IFC 505.1.

3) MANUAL FIRE ALARM SYSTEM TO COMPLY WITH IFC 907.2.3, AND VERIFIED W/ FIRE DEPARTMENT UPON PLACEMENT OF MODULAR ON SITE.

FIRE ALARM KEYBOX TO BE INSTALLED IN ACCORDANCE WITH IFC 506, AND FD TO BE NOTIFIED UPON INSTALLATION OF BOX

RECEIVED

APR 03 2013

PLANNING & DEVELOPMENT SERVICES

Spokane County Building and Planning Department
Plan Review Comments
October 15, 2009

Did Not Build

Reference No: BP-09005120
Applicant: Camillo Madero
Proposal: Slavic Baptist Church – Two Story Classroom Building
Parcel No.: 26242.9141
Address: 8913 N. Nettleton Street
Zoning: Urban Reserve (UR)
Related Land Use Actions: SP-708-91, CE-104-02

The Spokane County Building and Planning Department has completed review of the above referenced project. The following information must be submitted in order for this office to proceed with our review to determine compliance with all applicable ordinances, regulations and conditions. Please submit all revised information to the **Project Coordinator (Kathy Cummings)** for circulation of the information to all implementing departments.

A. The applicant shall comply with Section 11.20.075 (Critical Aquifer Recharge Areas) of the Spokane County Critical Areas Ordinance with regards to Wastewater Disposal Standards.

2. Performance standards for new development located outside of the Urban Growth Area Boundary.

a. Nonresidential uses and activities in moderate and high susceptibility areas that produce more than 90 gallons of wastewater per acre, per day, and any Critical Material Use Activity that produces sanitary wastewater discharge, shall have a disposal system that protects the aquifer equal to or greater than the following:

- i. treatment utilizing sealed lagoons;
- ii. treatment utilizing holding tanks with transport and disposal at a site licensed for disposal of the particular effluent;
- iii. treatment in compliance with a valid surface water discharge permit obtained from the Washington State Department of Ecology; or
- iv. Treatment in a mechanical wastewater treatment plant that produces less than 3,500 gallons per day of effluent which meets the Washington State Drinking Water Standards prior to disposal into the ground using an infiltration system or subsurface disposal system; or
- v. Treatment in a mechanical wastewater treatment plant that produces more than 3,500 gallons per day of effluent in

compliance with a valid state waste discharge permit obtained from the Washington State Department of Ecology and meeting the Ground Water Standards, Chapter 173-200 WAC, or as amended.

- b. Nonresidential uses and activities in low susceptibility areas that produce more than 90 gallons of wastewater per acre, per day, may utilize on-site disposal subject to approval by the Spokane Regional Health District or Washington State Department of Health.
- c. Nonresidential uses and activities not involving Critical Material Use Activities and which produce less than 90 gallons of wastewater per acre, per day, may utilize on-site disposal subject to approval by the Spokane Regional Health District or Washington State Department of Health.

E. Monitoring and Reporting

- 1. The Utilities Director, Building and Planning Director, or the Hearing Examiner may require a monitoring program as a condition of approval to document compliance with permit conditions and to determine whether the project contributes to water quality degradation.
- 2. Monitoring shall be by a qualified individual as determined by the County, and shall be paid for by the applicant.
- 3. The Building and Planning Department shall periodically review monitoring programs to determine compliance with conditions of approval in cooperation With the Division of Utilities, Spokane Regional Health District, Spokane Aquifer Joint Board and other agencies responsible for aquifer protection.
- 4.. For critical material users, the Hearing Examiner or the Building and Planning Director shall establish a periodic inspection program to determine compliance With permit requirements and the provisions of this section.

B. The required number of parking stalls for the proposal has not been determined. The Building and Planning Department will evaluate the project to determine the number of parking spaces that will be required for this proposal.

Off-street parking requirements will be based on the following ratios:

- a. **Public assembly:** One (1) space for every 4 occupants based on maximum permitted occupant load.
- b. **Business and professional offices:** One (1) space per three hundred fifty (350) gross square feet, minimum of five (5) spaces.
- c. **Kindergarten through 8th grade:** Two spaces per teaching station; OR 1 space for every 4 seats or every 8 feet of bench or pew for fixed seating

assembly areas (school auditorium, theater, stadium); OR 1 space for every 75 gross square feet for school assembly areas without fixed seating, whichever is greater.

- d. **Grades 9 through 12:** Five spaces per teaching station; OR 1 space for every 4 seats or every 8 feet of bench or pew for fixed seating assembly areas (school auditorium, theater, stadium); OR 1 space for every 75 gross square feet for school assembly areas without fixed seating, whichever is greater.
- e. All other uses depend upon specific uses within the building(s).

___ 1. Please submit the uses and square footage of each use for the proposal so that the exact number of required parking spaces can be calculated.

___ 2. Note the paving of all parking areas and traveled areas as required by the Zoning Code.

___ 3. Dimension a typical off-street parking stall and all travel aisles as per the Zoning Code Standards.

___ 4. Locate and describe all traffic control devices (painted parking stalls on asphalt, directional arrows at points of ingress/egress, wheel stops, curbing, etc.)

___ 5. Pedestrian walkways shall be installed and/or marked according to Section 14.802.120.

- a. Parking lot circulation shall be designed to minimize conflicts between vehicles and pedestrians around and within parking lots and at vehicle ingress/egress points. Internal pedestrian walkways shall be installed through any parking lot of 50 or more spaces and shall be located and constructed as an integrated part of existing sidewalks and/or pedestrian trails.
- b. Walkways shall be accessible and a minimum of 6 feet wide. Internal walkways shall be separated from traffic lanes and vehicle overhangs and shall be located as follows:
 - i. Walkways running parallel to the parking rows shall be provided for every 4 rows. A row is considered either a single or double line of parking stalls which are separated from other rows by internal driveways.
 - ii. Walkways running perpendicular to the parking rows shall be not further than 20 parking spaces apart.
 - iii. Walkways that cross vehicle lanes shall be marked with striping or constructed with a contrasting paving material to indicate a pedestrian crossing area.

___ 6. Bicycle racks shall be provided when 25 or more parking spaces are required, at a ratio of 1 rack for every 25 parking spaces. Illustrate location and detail for the required number of bike racks.

C. Developments involving additions or alterations to existing structures in which the cost of the additions or alterations exceeds **50%** of the assessed value of the existing structures(s) or improvements **(\$1,250,300)** shall be subject to the provisions of Chapter 14.806 Landscaping and Screening Standards. The value shall be determined from official County records. In the absence of an appropriate assessed value in the official County records, an appraisal performed by a licensed appraiser may be accepted.

A detailed landscape plan shall be submitted indicating the following:

___ 1. A ten (10)-foot-wide strip of Type I landscaping is required along the north, south and west property lines.

Note the location, size and type of species at the time of installation so that the definition of a Type I landscape strip is met.

Type I: Visual Screen. Type I landscaping is intended to provide a very dense, year-round, fully sight-obscuring barrier to significantly separate incompatible land uses and zoning designations. Type I landscaping is subject to the following specifications:

- a. Type I landscaping shall include a mix of evergreen and deciduous trees, with a maximum of 50% of the trees being deciduous. Staking of trees is required.
- b. Deciduous trees shall have a minimum trunk diameter of 1 ¾ inches at the time of planting (trunk diameter shall be measured at 42 inches above grade).
- c. Evergreen trees shall be a minimum of 5 feet in height at the time of installation.
- d. Evergreen and deciduous trees shall be planted at intervals no greater than 35 feet on center.
- e. Type I landscaping shall include evergreen and deciduous shrubs, lawn and other approved landscaping materials. The planting of shrubs shall comply with all of the following standards.
 - i. Evergreen shrubs shall comprise at least 75% of the plantings.
 - ii. The required number of shrubs shall be equal to 4 shrubs per 100 square feet, calculated for the entire required landscape area. For example, if the required Type I landscape area were 10 feet by 40 feet (400 sq. ft.), then the total number of shrubs would equal 16.
 - iii. Shrubs shall have a minimum container size of 2 gallons at the time of installation.
 - iv. Plantings of shrubs and groundcovers shall be chosen and spaced to result in a total covering of the landscape strip. The landscape area may include grass or other approved groundcovers, provided the required number of shrubs are installed.
- f. The entire planting strip shall be landscaped; however those plantings used to achieve the sight-obscuring screen shall be located within a 5-foot strip within the buffer area.
- g. **The sight-obscuring screen shall consist of plantings that are layered and/or combined to obtain an immediate dense sight-obscuring barrier of**

2-3 feet in height, selected to reach 6 feet in height at maturity. They should be spread no greater than 6 feet on center.

- h. A **fully sight-obscuring fence shall be installed** consistent with the requirements for a clear view triangle. The fence shall be at least 6 feet high and 100% sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials. For required frontage landscaping, the fence shall be located at the rear of the landscape strip, farthest away from the road. **Chain-link with slats shall not be considered a fully sight-obscuring fence.**

Landscaping Plan Requirements: The landscaping plan shall include all of the following information.

- a. Proposed landscaping including location, common, and botanical name of each species and size at time of installation.
- b. Location, common name and size of existing vegetation that is being retained.
- c. Location of all buildings and accessory structures.
- d. Location and height of any existing and proposed berms, walls, fences, retaining walls and similar architectural barriers.
- e. Location of critical areas and their buffers.
- f. Location of existing and proposed hardscape such as trellises, decks, patios, signs and similar landscape features.
- g. The location of clear view triangles as per chapter 14.812.
- h. Location of all exterior project lighting, including streetlights.
- i. Location of proposed and existing water features.
- j. Location of existing and proposed stormwater drainage features, including but not limited to biofiltration swales, detention ponds, drainage ways, ditches, drainage easements and drainage facility access easements.
- k. Cost estimate including the name and cost of each species to be planted.
- l. **Location of all existing and proposed overhead and underground utilities, including electric and gas lines.**
- m. North arrow, title block, name and phone number of contact person.
- n. Location of all street and alleys.

 2. At least ten percent (10%) of the parking area shall be devoted to landscaping provided that required buffer and frontage landscaping shall not be included in this calculation.

- a. No landscaping shall be less than 100 square feet in area;
- b. No parking stall shall be located more than sixty (60) feet from a landscaped area when installed.
- c. All landscaping must be located between parking stall, at the end of parking columns, or between the stall and the property line. No landscaping which occurs between the parking lot and a building or recreation area shall be considered as satisfaction of these requirements;
- d. All required landscaping shall meet the "clear view triangle" requirements pursuant to Section 14.810.010 (2).

- e. Commercial loading and truck maneuvering areas may be excluded from calculations.

Materials used:

- a. Planting areas shall include liberal landscaping used combinations of such materials as trees, ornamental shrubs, gravel, river rock, driftwood, rockeries, benches or lawn.
- b. **Each landscape area shall contain evergreen or deciduous trees with a minimum trunk diameter of 1 3/4 inches at the time of planting. Staking is required.**
- c. Evergreen and deciduous trees shall be planted at intervals no greater than 35 feet on center.

___ 3. Illustrate and call out the 6-inch-high protective curbing around all landscaped areas adjacent to parking lots and travel surfaces.

___ 4. Note an approved automatic irrigation system will be installed to maintain the plantings.

___ 5. A **nursery estimate** shall be submitted for review which itemizes the cost of all landscape materials, labor and the automatic irrigation system as illustrated on the approved landscape plan.

D. Although the submitted site plan is generally acceptable, the Division of Building and Planning is requesting a revised site plan with additional information in order to confirm compliance of the proposal with all applicable zoning code standards. This information includes:

- 1. The property size (include **all parcel boundaries** and the **legal description** on the site plan).
- 2. Note building(s) size in square feet.
- 3. Note building(s) height in feet and stories.
- 4. Provide calculations verifying no more than twenty percent (20%) of the site is covered by building footprint.
- 5. **Clearly illustrate, label and dimension all property lines.**
- 6. **Clearly illustrate and dimension building setbacks to all property lines.**

___ **E.** Illustrate fencing (existing and proposed). Note the height and type of fencing. Fences over six (6) feet in height require a building permit and/or zoning variance.

F. All lighting shall be positioned and shielded so that the direction of the light is downward and within the property lines.

G. All storage on the premises shall be maintained within a completely enclosed building or shall be screened from view from surrounding properties, and shall be accessory to the permitted use on the site.

When all the information and requirements listed above have been supplied and completed and the necessary review has been accomplished your building permit will be released.

The above listed requirements are to provide the applicant with primary agency comments to assist the applicant and aid in the process of receiving building permit approval. The above listed information provides a review of the proposal as shown on the submitted site plan. Alterations to that site plan may affect Building and Planning Department requirements.

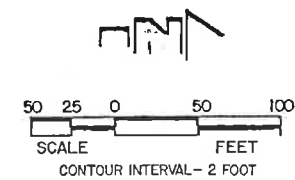
If you have any questions or concerns, please feel free to contact this office at (509) 477-7155.

Jim Millgard
Planner
Spokane County Department of Building and Planning

APR 03 2013

[illegible]

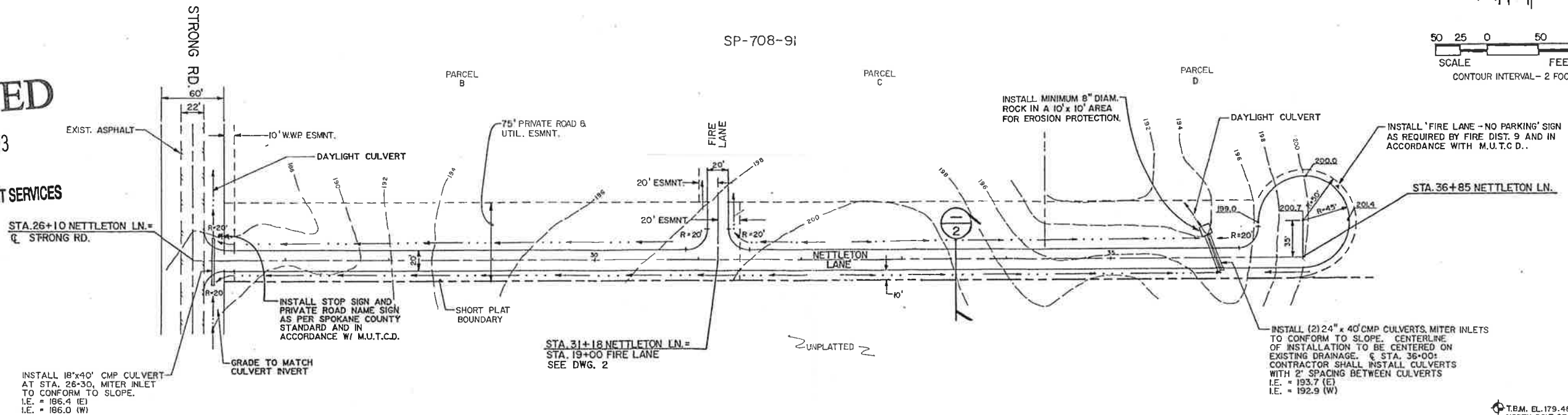
SP-708-91



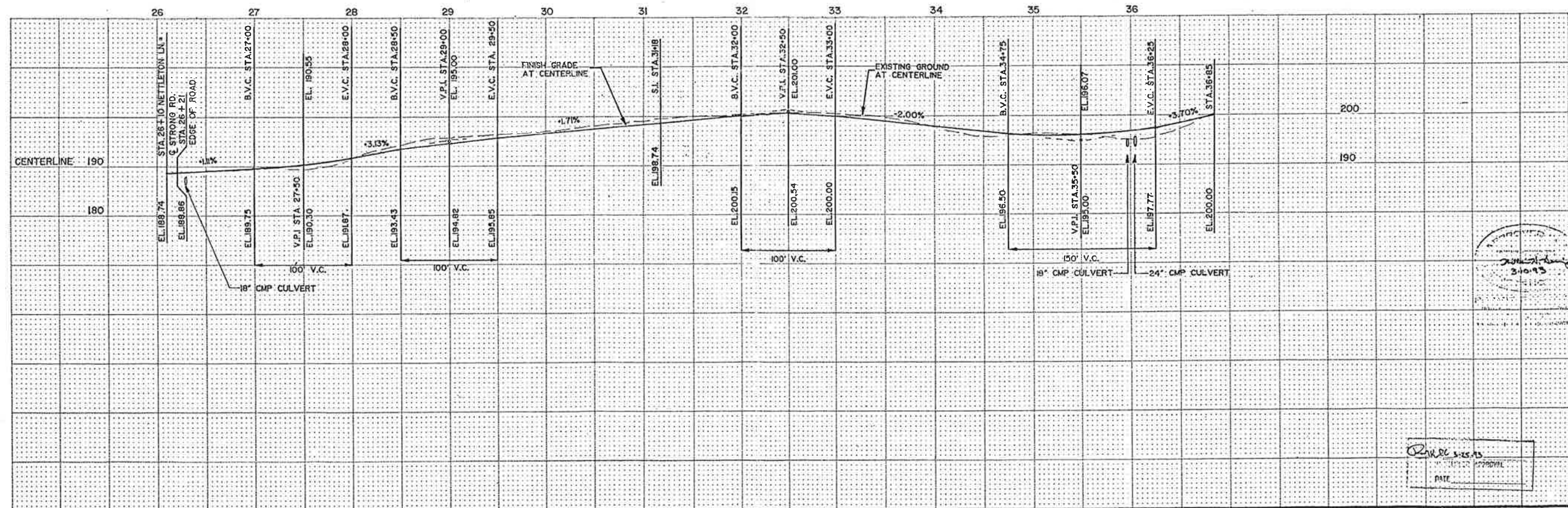
RECEIVED

APR 03 2013

PLANNING & DEVELOPMENT SERVICES



T.B.M. EL. 179.48
NORTH BOLT OF FIRE HYDRANT APPROX. 230.0'
WEST AND 90.0' SOUTH OF SOUTHEAST COR. OF
PARCEL 'B' SP-708-91.
1-800-456-8000
CALL BEFORE YOU DIG



DATE _____
APPROVAL _____

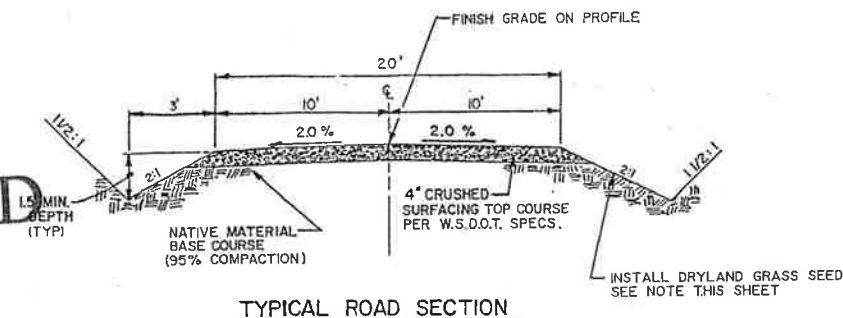
No. _____ Date _____ By _____ Ckd. _____ Appr. _____ Revision _____					Drawn <u>D.L. MOORE</u> Date <u>7-22-12</u> Designed <u>S. JOHNSON</u> Date <u>7-27-12</u> Checked <u>P. Young</u> Date <u>7-28-12</u>	Taylor Engineering, Inc. Civil Design and Land Planning	OFFICE OF SPOKANE COUNTY ENGINEER N. 811 Jefferson St. Spokane Wa. 99260 456-3600	SCALE VERT. 1" = 10' HORIZ. 1" = 50'	S.P. 708-91 NETTLETON LANE STA. 26+10 TO STA. 36+85	ROAD SHEET 1 2
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RECEIVED

APR 03 2013

PLANNING & DEVELOPMENT SERVICES

SEC. 24, T. 26 N, R. 42 E, W.M.



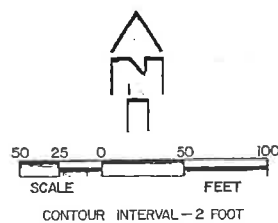
TYPICAL ROAD SECTION

NOTE: AFTER COMPLETION OF ALL ROADWAY AND DITCH CONSTRUCTION, SEED ALL PUBLIC AND PRIVATE ROADWAY CUT BACK SLOPES AND FILL EMBANKMENTS WHICH EXCEED 2:1 SLOPE AND DITCH SECTION AS CALLED OUT. SEED MIXTURE SHOULD BE STREAMBANK WHEATGRASS (SODARI) 33.3%, TALL WHEATGRASS (ALKARI) 33.3%, AND INTERMEDIATE WHEATGRASS (GREENARI) 33.4%. APPLICATION SHALL BE AT THE RATE OF 60 LBS. SEED MIXTURE PER ACRE AND SHALL INCLUDE A FERTILIZER MIX WHICH YIELDS 135 LBS./ACRE TOTAL NITROGEN AS N, 80 LBS./ACRE AVAILABLE AS PHOSPHORIC ACID P2O5, AND 80 LBS./ACRE SOLUBLE POTASH AS K2O.

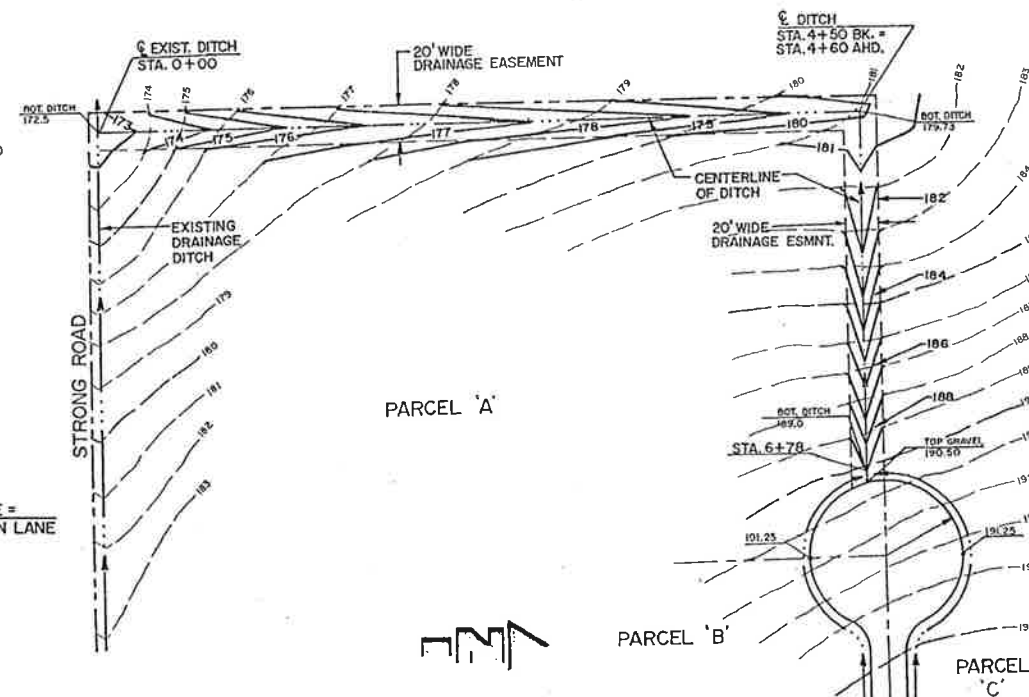
SP-708-91

CTR. CUL-DE-SAC STA. 16+41

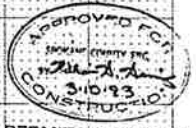
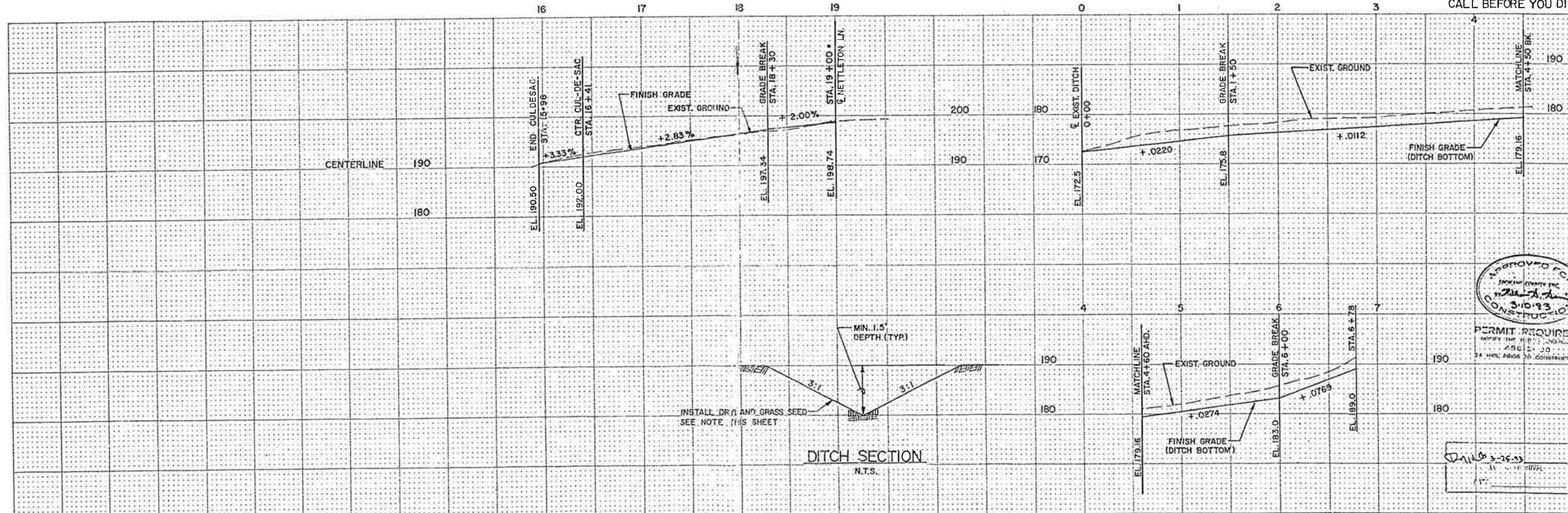
INSTALL 'FIRE LANE - NO PARKING' SIGNS AS REQUIRED BY FIRE DIST. 9 AND IN ACCORDANCE WITH M. U. T. C. D.



2 UNPLATTED 2



T.B.M. EL. 179.48
NORTH BOLT OF FIRE HYDRANT
APPROX. 230.0' WEST AND 90.0'
EAST OF S.E. COR. OF PARCEL 'B'
SP-708-91.
1-800-456-8000
CALL BEFORE YOU DIG



PERMIT REQUIRED!
NOTIFY THE W.B.C. DIVISION
2-5612-30-11
24 HRS. PRIOR TO CONSTRUCTION

Drawn by: S. Johnson
Checked by: P. Young
Date: 7-27-92
Date: 7-28-92



Taylor Engineering, Inc.
Civil Design and Land Planning
Approved: _____ Date: _____

OFFICE OF
SPOKANE COUNTY ENGINEER
N. 811 Jefferson St.
Spokane, Wa. 99260
456-3800
Approved: _____ Date: _____

SCALE
VERT. 1" = 10'
HORIZ. 1" = 50'

S.P. 708-91
FIRE LANE
STA. 16+41 TO STA. 19+00

ROAD
SHEET
2
2