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MEMORANDUM

TO: Senior Planner

FROM: Whatcom County Plans Examiner; Curtis Metz

DATE: 7/21/08

CASE NO: LSS2007-00005 & CUP2008-00010
Point Roberts Beach Club & Club House.

The Whatcom County Plans Examiner requires the following condition(s) for the above permit.

1. These comments are for the Point Roberts Beach Club and the Club House. Typically the plans examiners do not comment on Subdivisions or their process. The 103 Residential lots shall each apply individually for permits for a construction of Single Family Residents. All Common areas shall apply for permit under the Commercial Permit regulations.
2. Due to the scope of this project, these comments do not address any specific requirements. Specific requirements will be discussed at time of application of each individual building pre-application meeting and or submittal when more detailed plans are available. The following are general comments are not intended to be the final comments or requirements for any one project.
3. Building permits will be required for Residential and Commercial structures for this site.
4. Due to the scope of the proposed project, the applicant must apply to the Building Official for a pre-application screening prior to building permit application submittal for all Commercial permit applications. At the Building Official's discretion a pre-application meeting may be required.
5. Applicable code references for this project proposal are the 2006 International Building Code (IBC); the 2006 International Fire Code (IFC); the 2006 International Mechanical Code (IMC); the 2006 International Fuel Gas Code (IFGC); the 2006 Uniform Plumbing Code (UPC); all applicable code referenced manuals and standards; all applicable Washington State Amendments to the above referenced codes; the 2006 Washington State Non-residential Energy Code (NREC) and Ventilation & Indoor Air Quality Code (VIAQ). (Or the most current codes at the time of application)
6. A Washington State Professional Engineer shall engineer all Commercial Buildings, and depending on design, each individual Residential Structure may

- require engineering. The engineer shall perform a complete structural analysis for the proposed building(s).
7. The engineer shall provide analysis for any special loads such as those imposed by an automatic sprinkler system, mechanical equipment, concentrated loads, impact loads, cranes, etc. The engineer should also include any required anchorage of non-building structures (signs, tanks, storage racks, equipment, etc.) to resist seismic loads.
 8. A Washington State registered architect is required to design and stamp plans for all Commercial "non-exempt" structure of 4,000 square feet or greater in size.--- A Washington State licensed architect may be required by the Building Official to prepare plans and construction documents. (IBC Section 106.1, RCW 18.08.410) Plans prepared by a WA State licensed architect must be stamped and signed by the architect. (RCW 18.08.410[9])
 9. **For all Commercial Structures (REQUIRED) Provide a code data summary sheet on the plan drawing submittals.** List all applicable code data specific to the proposed project, including but not limited to types of occupancy, type(s) of construction, allowable height and area justification, occupant loads, egress path and travel distance, required exits and widths, non-separated or separated use, mixed occupancy, incidental and or accessory uses, fire protection systems, building design criteria, plumbing fixture counts, etc.
 10. Geotechnical engineer may be required, per the request of the engineer of record or the building official.
 11. A design professional of record (licensed architect or engineer of record) shall be designated on the permit submittal documents and drawings where appropriate. The design professional of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building. (IBC Section 106.3.4)
 12. All materials and components used in construction of Commercial and Residential structures shall be approved by the engineer of record or the design professional of record, and upon request may require listings to be provided to the building inspector or the building official.
 13. Occupancy separation shall be constructed as required per the current adopted edition of the International Building Code (IBC).
 14. Exits shall meet the requirements of Chapter 10 of the International Building Code.
 15. The Commercial Permit proposal shall meet the barrier-free, handicap accessible requirements of the International Building Code, Chapters 10 & 11; IBC Appendix E; ICC/ANSI A117.1-03; applicable sections of the Washington State Amendments, per WAC 51-50. Accessibility design details shall be indicated on the plan drawings and submitted with the building permit.
 16. Heating, cooling, ventilation and/or lighting (interior and exterior) of the building shall require compliance with the current adopted edition of the Washington State Nonresidential Energy Code (NREC) and Ventilation and Indoor Air Quality Code (VIAQ).
 17. The proposal shall comply with all applicable codes and ordinances adopted by Whatcom County.
 18. Deferred submittals are those portions of the design that are not submitted at the time of application, (i.e. design-bid mechanical systems, NREC lighting/mechanical compliance documentation, pre-fab building components, certain tenant improvements, etc.). Deferral of any submittal items must have

- prior approval of the Building Official and shall be listed on the plans. The architect/engineer of record must provide a schedule indicating time frames for intended submittal of deferred items. Deferred submittal items **shall not be installed** until they have been reviewed and approved by the Building Official.
19. Sprinkler system and fire alarm system submittals shall be applied for at the same time as the building permit, unless otherwise approved by the Fire Marshal.
 20. Required plans for this project shall include but not be limited to. (Suggested scales)
 - a. Site plan (1/10th scale)
 - b. Foundation plan (1/4" =1' scale)
 - c. Floor plan (plan views) (1/4" =1' scale)
 - d. Elevation plans (1/4" =1' scale)
 - e. Structural plans (1/4" =1' scale)
 - f. Section views (1/2" =1' scale)
 - g. Details (special construction and or connections) (1/2" =1' scale)
 21. For Commercial projects, minimum plumbing facilities (restrooms) are required in accordance with Washington State Amendments to the International Building Code, Chapter 29. Accessible facilities must be located in the new structure or conveniently in a building adjacent thereto on the same property.
 22. Storage of flammable and combustible materials and/or high piled storage items shall conform to the requirements of the current adopted edition of the International Fire Code (IFC).
 23. When special inspections are required by an architect/engineer or by IBC Section 1704, the architect/engineer of record shall prepare an inspection program, which shall be submitted to the Building Official for approval prior to permit issuance. The special inspection program shall designate the portions of work requiring special inspections, the name of the individual or firm performing the inspections and the duties of the special inspectors. (IBC Section 1704)
 24. Roof assemblies and roof structures are per IBC Chapter 15. Minimum roof covering classification according to type of construction is per Table 1505.1. Documentation will be required verifying the classification.