



FOCUS

DIRECTOR'S CORNER

by Clay White

LAKE ROOSEVELT

Is it spring already?

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The Land Services office has experienced an extremely busy spring thus far which means all of you must be busy as well. As you move forward with your 2007 project remember to plan ahead so there are no bumps in the road. Some tips that will help us serve you more efficiently include:

- Get your Site Analysis application in early. If you have a site plan ready to go, you can submit your SA application in advance of your building or septic permit application.
 - Download your application online. Did you know all of the building and planning applications/information sheets are now online? Print a copy from the web and you won't have to wait for an application in the mail.
 - Ask questions in advance. We are here to assist you during the planning phase of your project. This can speed up the process when you are ready to move forward with your project/application.
 - Make sure you provide a complete application. This makes our job much easier and cuts down the processing time.
- Plan ahead and call right away when you are ready for a building inspection. Although we may be able to accommodate 24 hour notice during certain times of year, during the busy summer months you need to call 48 hours or more in advance of the inspection.
 - Cancel your building inspection if you are not ready. When you cancel, we are able to accommodate another inspection that day. Every inspection counts so please call and cancel!

In other Land Services news . . . we will be launching our new website later this spring. Our new site will include our planning/building codes, permit reports, applications, informational handouts, meeting/hearing agendas/minutes, and much more. We hope you find the new website easy to navigate, useful and informative! Let me know what you think.

I hope all of you have a happy and healthy spring. Please give me a call or stop by the office if you have questions or comments about the services we offer.

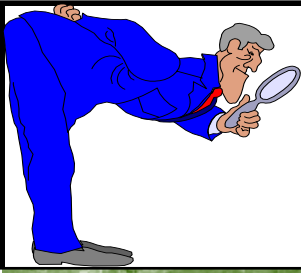
New Planning Fee Schedule - Effective May 1, 2007

On March 26th, 2007 the Stevens County Board of County Commissioners signed Resolution 21-2007, updating the Planning Division fee schedule. Although a minor update occurred in 2005, this is the first major change since 1999. While there is an increase to many of the fees, some are either decreased or remain the same.

The Board agreed to the modification after a review of our current fee schedule, a comparison to other like counties, a review of the time and costs associated with each permit, and public input.

A copy of the new fee schedule may be obtained from the Land Services office or website. If you have any questions, please contact Clay White, Land Services Director.

INSPECTOR GADGET: BUILDING CODE CONNECTIONS



PROVIDING CODE INFORMATION AND ANSWERING QUESTIONS FROM THE CONSTRUCTION FIELD.

SIGNIFICANT 2006 CODE CHANGES EFFECTIVE JULY 1, 2007

QUESTION: My new home is to be a single level with a crawlspace. Do I have to dampproof the foundation?

ANSWERS:

NO. *If the permit acquired before July 1, 2007 under the International Residential Code 2003. IRC Section R406.1 2003. Concrete and masonry foundation damp-*

proofing. Except where required to be waterproofed by Section R406.2, founda-
tion walls that retain earth and enclose habitable or usable spaces located below
grade shall be dampproofed from the top of the footing to the finished grade. Ma-
sonry walls shall have not less than 3/8 inch (9.5 mm) Portland cement parging ap-
plied to the exterior of the wall. The parging shall be dampproofed with a bitumi-
nous coating, 3 pounds per square yard (1.63 kg/m2) of acrylic modified cement,

1/8-inch (3.2 mm) coat of surface-bonding mortar complying with ASTM C 887 or any material permitted for waterproofing in Section R406.2. Concrete walls shall be dampproofed by applying any one of the above listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

YES. *If the permit is acquired after July 1, 2007 under the International Residential Code 2006 . IRC Sec-*
tion R406.1 2006 Concrete and masonry foundation dampproofing. Except where required by Section
R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below
grade shall be dampproofed from the top of the footing to the finished grade. Masonry walls shall have not
less than 3/8 inch (9.5 mm) portland cement parging applied to the exterior of the wall. The parging shall
be dampproofed in accordance with one of the following:1. Bituminous coating. 2. 3 pounds per square
yard (1.63 kg/m2) of acrylic modified cement. 3. 1/8-inch (3.2 mm) coat of surface-bonding cement com-
plying with ASTM C 887. 4. Any material permitted for waterproofing in Section R406.2. 5. Other ap-
proved methods or materials.

Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry. Concrete walls shall be dampproofed by applying any one of the above listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

STAY TUNED IN NEXT ISSUE FOR MORE INFORMATION ABOUT CODE CHANGES OR TALK TO YOUR INSPECTOR

FIELD NOTES: Decks—To Frost Protect or Not??

Consistent code administration is paramount in obtaining compliance with life safety issues when creating a new home. Residential stick-built structures are regulated by the International Residential Code (IRC). Manufactured housing (M/H) is regulated by the Department of Housing and Urban Development (HUD) and the Washington State Department of Labor and Industries (L&I).

The on-site setup for M/H's is well defined by the various manufacturers, but does not address the entry landings and decks associated with the M/H and leaves those items up to local jurisdiction. To be consistent, the Building Department has determined the same International Residential Codes that apply to stick frame homes will also govern the construction of decks, landings and porches associated with M/Hs.



The question of the need to provide frost protection pertains to an exemption in the IRC: Sec. R403.1.4.1 allow decks and landings which are self supporting (not directly supported by the structure) need not be frost protected. The determining factor when applying this exemption is when an exterior door swings out over the deck or landing. A deck that is not frost protected may heave in the winter and cause conflict with

an outswing door, preventing the door from opening. The IRC allows exterior doors to have a step down to the landing, equal to one riser height unless the door swings over the landing. So, when an exterior door swings out, frost protection is required for the deck or landing.

Final inspection for occupancy on a stick built home or the final inspection on the set up of a manufactured home can only be approved after the landings or decks at all exterior doors are finished. When a permit is issued for a stick built home, it includes the inspection for all landings, decks and porches. The permit for a manufactured home only includes modest landings and associated steps at exterior doors. Decks, porches or larger landings (generally anything over 112 sq.ft.) will require a separate building permit and inspections.

If a manufactured home is to be provided with a deck or porch to be constructed at a later date, then the manufactured home must still be provided with “temporary” stairs that meet minimum code. Issues to be addressed include the following:

- Stairs with 4 or more risers require a handrail
- A landing that is more than 30 inches above grade requires a guardrail
- If the exit includes an outswing door, then the footings for the landing assembly must be frost protected.

The Building Department has handouts available which address the landings required at entry doors, stair profile and dimensions, handrail and guardrail specifications. Questions regarding these codes should be directed to the building inspectors and plan reviewer to obtain an interpretation to your specific situation.

Local Water Resource Management In the WRIA 59 Colville River Watershed

BACKGROUND: Since the enactment of the 1998 Watershed Planning Act, RCW 90.82, watershed plans and implementation projects are being developed with the direct involvement and guidance of local citizens throughout Washington State. The purpose is to provide for sustainable local water resource management that will address current and future water needs while working to protect the natural resources. When RCW 90.82 was established, the Legislature emphasized the following as one of their guiding principals in the law:

‘The local development of these plans serves vital local interests by placing it in the hands of people who have the greatest knowledge of both the resources and the aspirations of those who live and work in the watershed; and who have the greatest stake in the proper, long-term management of the resources... (RCW 90.82.010).

There are sixty-two (62) main watersheds designated in Washington State. These watersheds are called Water Resource Inventory Areas, or WRIAs for short. The Colville River Watershed is WRIA 59. For over seven years local citizens have served on the Colville River Watershed Planning Team together with local, state and federal agencies, to complete the WRIA 59 Watershed Plan, the Detailed Implementation Plan, and to begin implementation of priority projects outlined in those plans.

IMPLEMENTATION OF LOCAL WATER RESOURCE MANAGEMENT STRUCTURE:

In March 2007, the local WRIA 59 Watershed Planning Team changed over to working under the newly formed WRIA 59 Water Resource Management Board (Board). The purpose of the Board is to provide the ongoing general oversight of the water resource management activities within WRIA 59 Watershed, as outlined in the recently completed WRIA 59 Watershed Plan, Version 2.0 and Detailed Implementation Plan. Local citizens are encouraged to attend the monthly Board meetings and become involved in the water resource management efforts.

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**STEVENS COUNTY
LAND SERVICES**

Visit Land Services website <http://www.co.stevens.wa.us/landservices.html>. The website now provides various application forms that may be downloaded, including site analysis and mechanical permits. The calendar shows when meetings will take place, and by clicking on the meeting you can view the agenda.

LAND SERVICES STAFF MEMBERS

CLAY WHITE, DIRECTOR

Sarah Steiner, Administrative Assistant	Butch Bovan, Administrative Assistant
Jenni Anderson, Planner	Katie Hoverter, Permit Coordinator
Paulette Yochum, Planner	Ken Alexander, Building Inspector
Erik Johansen, Planner	Mike Clash, Building Inspector
Linda Kiefer, WRIA Coordinator	Julie Brown, Plans Examiner

Mailing Address: 215 South Oak Street
Street Address: 260 South Oak Street
Colville, WA 99114

PLANNING DIVISION
Phone: 509 684-2401
FAX: 509 684-7525
E-mail: scplanning@co.stevens.wa.us

BUILDING DIVISION
Phone: 509 684-8325
FAX: 509 685-0674
E-mail: scbuilding@co.stevens.wa.us

WRIA 59 Update Continued:

A WRIA 59 Watershed Management Partnership (WMP) was also formed, in accordance with RCW 39.34.200, consisting of three public agencies within the WRIA 59 Watershed. The purpose of the WMP is to provide the legal mechanism to apply for and administer the funding for the ongoing administration of the WRIA 59 Water Resource Management Board and WMP activities and implementation of projects.

2007 – 2008 LOCAL WATER RESOURCE MANAGEMENT PROJECTS: The Board has applied for and received funding to implement several prioritized water resource projects over the next twelve months. Those projects are as follows: (1) Commencing the WRIA 59 Instream Flow Negotiations and Rule Making project; (2) Installation of eight new stream gauges in prioritized tributaries; (3) Development of a Scope of Work for a Ground Water Monitoring Program; and (4) Completion of three educational outreach projects.

The three educational outreach projects will include:

- Installation of stream identification signs next to roadways in the watershed.
- Coordination of two Adjudication Workshops with Dept. of Ecology regarding the proposed WRIA 59 Adjudication Project.
- Production of a ‘special edition’ newspaper insert on local water resource management efforts.

For more information about the Colville River Watershed Projects and upcoming meeting dates, contact Linda Kiefer at the Stevens County Watershed Planning Office, located at 260 S Oak St. in Colville, or call (509) 685-2832. Project updates are also posted on the Stevens County Website: www.co.stevens.wa.us/WRIA59

UPDATE – STEVENS COUNTY DEVELOPMENT REGULATIONS

On April 10th, the Board of County Commissioners (BOCC) closed the public comment period on the BOCC Final Draft Development Regulations. The BOCC now begins their deliberation on the document. After reviewing the comments received, the BOCC may either adopt the document as is, or make changes in response to public comment. If changes are made, an additional opportunity to comment will be granted.

If you have any questions, please contact Clay White or Jenni Anderson.