

Commissioners

Kelly Cochran, Chair
Jeff Craig, Co-Chair
Chris Rule
Erika Bartholomew
Dan Swanson
Joe Pestinger
Tom Bush



**City of Orting
Planning Commission Agenda**

Monday, May 6th, 2024
7:00pm
City Hall Council Chambers

If joining virtually:

Phone Dial-in - Charges may apply
+1.253.215.8782

To join the meeting on a computer or mobile phone:

<https://us06web.zoom.us/j/82477108531?pwd=KHVK0RzxnY5cVd6HjOYAablHmow3TV.1>

Meeting ID: 824 7710 8531
Password: 228588

1. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

The public may attend this meeting virtually via the platform Zoom by clicking the link above or by telephone, or in person at City Hall.

A. Is there a motion to excuse Commissioner(s) from this meeting?

2. AGENDA APPROVAL

A. Does the agenda require an addition or removal of a topic?

3. PUBLIC COMMENTS

Comments may be sent to the Planning Commission Secretary Danielle Charchenko at clerk@cityoforting.org by 1:00pm on the day of the meeting and will be read into the record at the meeting. In the case of a question, the chair will refer the matter to the appropriate administrative staff member. Comments that come in after the deadline will be read into the record at the next Planning Commission meeting.

4. WELCOME COMMISSIONER

A. Appointed – Tom Bush

5. APPROVAL OF MINUTES

A. Are the minutes of the April 1st, 2024 meeting correct and accurate?

6. ARCHITECTURAL DESIGN REVIEW

A. ADR 2024-06 – 514 Deeded - Duplex

7. NEW BUSINESS

A. RV Code Amendments – Workshop

8. OLD BUSINESS

A. Dumpster Violations.

B. Sign Code Violations.

9. GOOD OF THE ORDER

1. Planned Absences.

2. Report on Council Meetings.

3. Agenda setting.

10. ADJOURN

NEXT PLANNING COMMISSION MEETING: Monday, June 3rd, 2024

Commissioners

Kelly Cochran, Chair
Jeff Craig, Co-Chair
Chris Rule
Erika Bartholomew
Dan Swanson
Joe Pestinger



ORTING PLANNING COMMISSION
Planning Commission Meeting Minutes
104 Bridge Street S, Orting, WA
Zoom – Virtual
April 1st, 2024
7:00 p.m.

1. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL.

Chair Kelly Cochran called the meeting to order at 7:00pm. Co-Chair Craig led the pledge of allegiance.

Commissioners present: Chair Kelly Cochran, Co-Chair Jeff Craig, Commissioners Chris Rule, Dan Swanson, Erika Bartholomew, and Joe Pestinger.

Staff present: City Administrator Scott Larson and Planning Commission Secretary Danielle Charchenko.

2. AGENDA APPROVAL.

Co-Chair Craig made a motion to approve the agenda as prepared. Seconded by Commissioner Rule.

Motion passed (5-0).

3. PUBLIC COMMENTS.

No public comments were made.

4. APPROVAL OF MINUTES

Co-Chair Craig made a motion to approve the February 4th, 2024 minutes as prepared. Seconded by Commissioner Rule.

Motion passed (5-0).

6. ARCHITECTURAL DESIGN REVIEW

A. ADR 2024-04 - Journeyman Grappling – Signage

Planning Commission Secretary Danielle Charchenko read the staff report for ADR 2024-04 and stated that recommendation was approval as presented.

Planning Commission discussion followed.

Co-Chair Craig made a motion for approval of ADR 2024-04 with the required modification that a matte finish be used opposed to glossy finish. Seconded by Commissioner Rule.

Motion passed (5-0).

B. ADR 2024-05 – Charter Park – New Construction

Planning Commission Secretary Danielle Charchenko read the staff report for ADR 2024-05 and stated that recommendation was approval as presented.

Next Planning Commission Meeting: Monday, May 6th, 7:00pm

Planning Commission discussion followed.

Co-Chair Craig made a motion to approve ADR 2024-05 with modification of adding siding, at the discretion of the owner, instead of leaving CMU blocks visible. Seconded by Commissioner Swanson.

Motion passed (5-0).

7. NEW BUSINESS.

None.

8. OLD BUSINESS.

A. Dumpster Violations

Chair Cochran asked about cargo containers located on a residential lot. City Administrator Scott Larson stated cargo containers are allowed in Residential Urban zones, per OMC 13-4-2.

B. Sign Code Violations

Co-Chair Craig requested the Code Enforcement Officer ask Aceituno's to remove their non-compliant corrugated plastic signs from the City's right-of-way. He also requested that Code Enforcement issue a non-compliance letter to Texaco if Tugboat Willy's does not remove their unpermitted sign from Texaco's freestanding sign. Commissioner Swanson requested that L&M Firehouse be notified about their unapproved temporary signage. Planning Commission Secretary Danielle Charchenko provided updates about signage stating the Wellness Shop is preparing an ADR for permanent signage, Jac's Browns and Custom Apparel and Embroidery have not responded to their unapproved temporary signage letters, and Orting Yard is continuing to work through building permit requirements.

9. GOOD OF THE ORDER.

1. Planned Absences.

Commissioner Rule will be absent for the May Planning Commission meeting.

2. Report on Council Meetings.

City Administrator Scott Larson stated several chapters of the comprehensive plan are being sent out for review. The Planning Commission can expect to see Comprehensive Plan Updates on the May agenda to forward a recommendation to City Council. City Administrator Scott Larson briefed the following highlights from the March Council Meetings:

- SEPA code amendments have been reviewed by City Council and there will be a Public Hearing on April 10th.
- Recovery Café made a request to offer Safe Parking at their facility. Council is reviewing policy and code changes that this request requires before/if this request is considered.
- Council is reviewing RV code updates to allow residents short-term use, up to 14 days, and prohibit long-term use unless attached to a building permit.
- Council is reviewing Development code updates. An appeal of variance approved by the hearing-examiner uncovered inconsistencies throughout the appeal process within the code. Amendments will be made to ensure a clear understanding of the process.

3. Agenda Setting.

The Planning Commission requested to add Comprehensive Plan Updates to New Business and leave dumpsters and sign code violations under Old Business.

10. ADJOURNMENT.

Co-Chair Craig made a motion to adjourn. Seconded by Commissioner Rule.

Motion passed (5-0).

Chair Cochran adjourned the meeting at 8:11pm.

ATTEST:

Kelly Cochran, Commission Chair

Danielle Charchenko, Planning Commission Secretary

City of Orting Staff Report

Planning Commission

City of Orting
ADR 2024-06 Duplex

APPLICANT / OWNER:

Ashley Lynch, Applicant
John Michael Lynch Living Trust, Owner

LOCATION OF PROPOSAL:

514 Deeded Lane SW, Orting, WA 98360

DESCRIPTION OF PROPOSAL: The applicant is building a duplex and is seeking an Architectural Design approval of the structure.

STAFF REPORT:

The property is located in the “Residential - Urban” (RU) zone. The proposed use of this property is subject to the conditions of OMC 13-6-7 “Architectural Design Review”.

- The applicant submitted a building design with the application; see attached.
- The applicant has submitted a Building Permit application: Permit # RES-24-0007.
- The duplex design will reflect Turn of the Century/Western theme by utilizing lap siding and staggered shake accent in the gable ends. The duplex will have asphalt shingle roofing and the entry way will be constructed with pre-finished standing seam metal roofing.
- The applicant indicated the duplex will be painted Gascony Grey with Dover White trim.
- The proposed lighting for the exterior will be barn lantern style wall sconces on both sides of the garage doors and on the front porch.
- A 6ft cedar fence will be installed on the east side of the property and parts of the NE and SE sides separating the backyard areas for each unit. Cedar and vine maples will be used sporadically on the outskirts of the west and NW side of the property to create privacy and shade. Rhododendrons and azalea flowerbeds will be installed along the walkway leading to the front porch.
- A cement pad will be poured on the north and south side of the building behind the 6ft cedar fence to screen garbage and yard waste bins from view.

STAFF RECOMMENDATION: Staff recommends approval of ADR 2024-06 as presented.

PREPARED BY: Danielle Charchenko

****PLANNING COMMISSION DECISION – May 6th, 2024****

Kelly Cochran, Planning Commission Chair

Scott Larson, City Administrator



City of Orting
 104 Bridge St. S., PO BOX 489, ORTING WA 98360
 Phone: (360) 893-2219 - FAX: (360) 893-6809
www.cityoforting.org

| | |
|----------------------|----------------|
| <i>City use only</i> | |
| ADR#: | <u>2024-06</u> |
| Date Received: | <u>3/28/24</u> |
| Fee Paid: | <u>\$250</u> |
| Review Date: | <u>5/6/24</u> |

ARCHITECTURAL DESIGN REVIEW CRITERIA

The following criteria will be used by the Planning Commission in its decision making on your proposal project. Please carefully review the criteria, respond to each criterion (*if applicable*), and describe how your site plans and building elevations meet the criteria. If the space provided for response is insufficient, use the extra space on last page or use blank paper to complete response and attach to this form.

1. RELATIONSHIP TO BUILDING SITE

The site shall be planned to accomplish a desirable transition with the streetscape; facilitate pedestrian movement; locate parking areas behind buildings, screen service areas; and be compatible with adjoining building in height and scale.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

Building will be similar in height to neighboring 2 story duplex. On the north and south sides of the building behind the cedar fence will be a cement pad for garbage and yard waste bins.

2. RELATIONSHIP OF BUILDING AND SITE TO ADJOINING AREA

The site shall be planned to accomplish a harmony in texture, line and mass; and attractive landscape transitions with adjoining areas.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

Building will be facing west with sidewalks installed from the driveway to the front porch of each unit. Driveway connects with Deeded Lane with a 90 degree angle to pull into garage parking. Flowerbeds will line the sidewalks that lead up to the porch with a mixture of native plants. Shrubs such as rhododendrons and azelas will be install in flowerbeds.

3. LANDSCAPE AND SITE TREATMENT

The site shall be planned to accomplish the preservation of existing topographic patterns; inviting and stable appearing walks and parking areas; landscaping that enhances architectural features and provide shade. Service yards shall be screened, in winter and summer, by the use of walls, fencing, planting or a combination of these. Exterior lighting shall be of a design and size compatible with the building's "Turn of the Century/Western-Victorian" theme. Excessive brightness and brilliant colors shall be avoided.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

A six foot cedar fence will be installed on the East side of the property and parts of the NE and SE sides separating the backyard areas areas for each unit. Cedar and vine maples will be used spratically on the outskirts of the West and NW side of the property to create privacy and shade.

4. BUILDING DESIGN

The site shall be planned to accomplish the architectural style of "Turn of the Century/Western-Victorian". Evaluation of a project will be based on quality of its design and relationship to the natural setting of the valley and mountain surroundings.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

Staggered shake will be accented in the gable ends.

5. SIGNAGE

The signs shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior signs shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. Signs shall be illuminated by indirect lighting of exterior signs shall be listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

House numbers will be placed on each unit utilizing a font similar to Windsor Extra Bold Condensed.

6. PAINTING

Exterior paint colors shall be planned to reflect the architectural concept of the "Turn of the Century/Wester-Victorian" style. All exterior paint colors shall be characteristic of the early 1900's.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

Exterior paint colors will be similar to the following shades but maybe replaced with like color/shade from another paint manufacture, body of the home will be Gascony Gray with trim Dover White.

7. LIGHTING

Exterior lighting shall be planned to reflect the architectural concept of the "Turn of the Century/Wester-Victorian" style. All exterior lighting shall be characteristic of the early 1900's in size, material, color, location and arrangement. All materials used must be listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permits and inspection shall be required.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

Exterior lighting on the front of the units will include barn light lantern style wall sconces on each side of the garage doors as well as on the front porch.

8. MISCELLANEOUS STRUCTURES AND STREET FURNITURE

All miscellaneous structures and street furniture shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:



Signature

3/13/24

Date

Receipt: 1659 03/29/2024

Acct #: 2254

City of Orting

PO Box 489

Orting, WA 98360

Ashley Lynch

21321 113th St Ct E

Bonney Lake, WA 98391

Treasurer's Rec - CK/Cash

Memo: ADR fee - 514 Deeded Ln SW

Fees - Architechtural 250.00

Design Application

Non Taxed Amt: 250.00

Total: 250.00

Chk: 1011 250.00

Ttl Tendered: 250.00

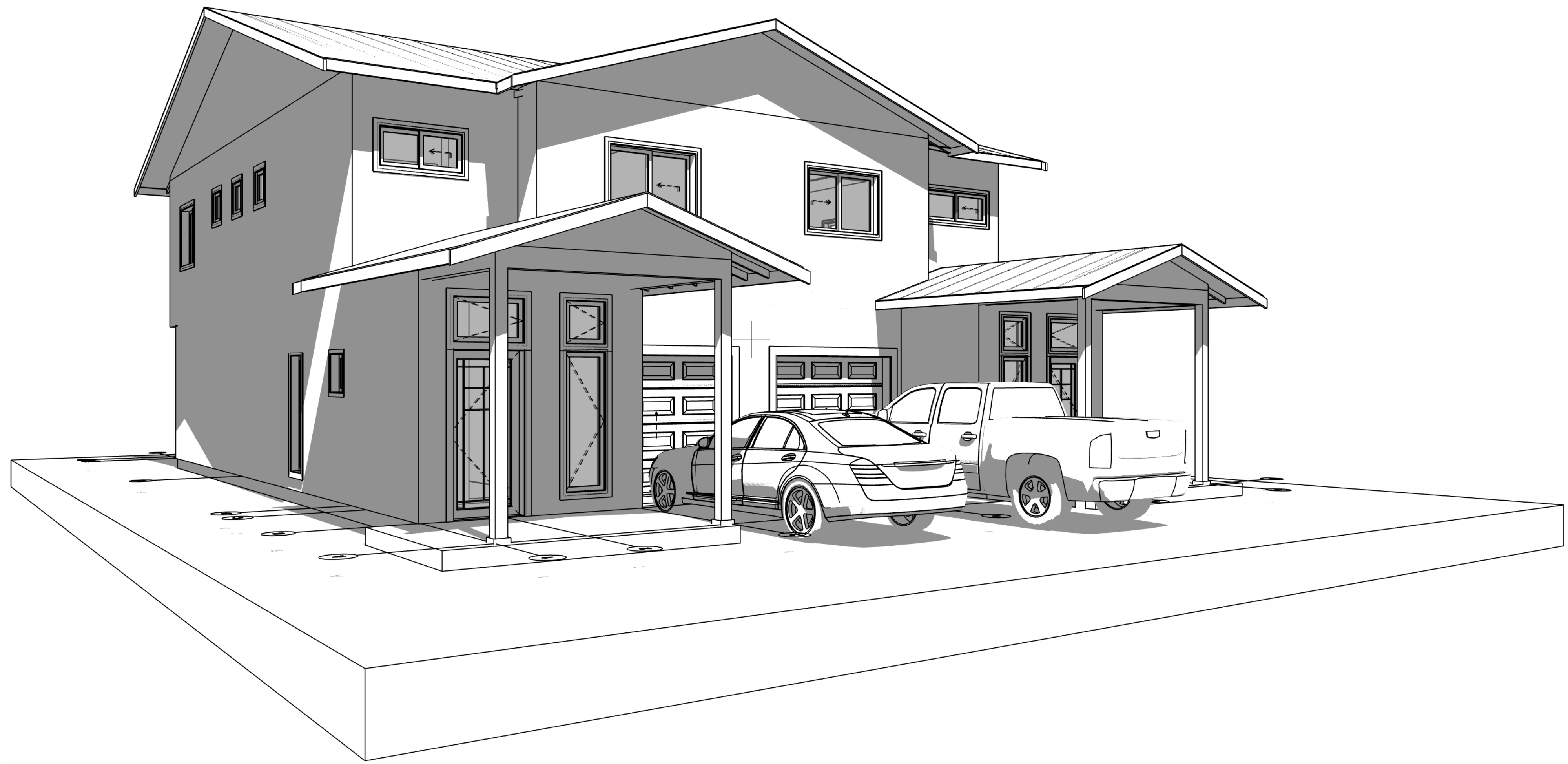
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Issued By: Jennifer Corona

03/29/2024 11:10:40

ORTING DUPLEX

514 Deeded Ln SW ORTING WA 98360



GENERAL PROJECT NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE CONTENT OF THESE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.
2. IN THE EVENT THE CONTRACTOR FINDS A CONFLICT OR DISCREPANCY WITH THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING. SHOULD THE CONTRACTOR PROCEED WITHOUT NOTIFYING THE ARCHITECT OF SUCH CONFLICT, THE CONTRACTOR SHALL BE PROCEEDING AT HIS OWN RISK & ASSOCIATED LIABILITY.
3. THESE DRAWINGS SERVE TO REPRESENT DESIGN INTENT AS DIRECTED BY THE OWNER & COMPLIANT WITH GOVERNING JURISDICTIONAL LAW. IN NO WAY SHALL THESE DRAWINGS SERVE TO DICTATE METHODS OF CONSTRUCTION RELATIVE TO ADHERENCE TO EITHER. IT IS THE CONTRACTOR'S & OWNER'S RESPONSIBILITY TO WORK WITHIN THE PARAMETERS OF THE AGENCY APPROVED DOCUMENTS TO MAINTAIN THE INTEGRITY OF THE DESIGN INTENT AND AGENCY COMPLIANCE. ANY ERRORS, OMISSIONS OR NONCOMPLIANCE WITH GOVERNING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
5. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE COMPLETION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISHED MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED COMPONENTS.
6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
7. SPECIAL INSPECTION SHALL BE PROVIDED BY AN INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION.
8. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS REQUIRED FOR ALL EQUIPMENT, APPLIANCES, FIXTURES, CABINETS, DUCTWORK AND OPENINGS BEFORE FRAMING BEGINS. THE CONTRACTOR SHALL COORDINATE WITH THE SUBCONTRACTORS OF ALL TRADES TO VERIFY THE SIZES AND LOCATIONS OF OPENINGS THROUGH THE FLOORS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS AND EQUIPMENT. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF WOOD BACKING, BLOCKING, FURRING AND STRIPPING AS REQUIRED FOR THE INSTALLATION AND ATTACHMENT OF WORK OF ALL TRADES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SYSTEMS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL WORK. WORK SHOWN IN THE DRAWINGS IS INTENDED TO ILLUSTRATE THE GENERAL DESIGN INTENT, SCOPE AND LOCATION OF WORK. ALL WORK NOT SPECIFICALLY DRAWN, BUT REQUIRED FOR A COMPLETE LEGAL AND FUNCTIONING SYSTEM, SHALL BE PROVIDED AS PART OF THE WORK.

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SYMBOL LEGEND

DETAIL SYMBOL

1 — DETAIL NO. OR LETTER
A2.0 — SHEET

SECTION SYMBOL

1 — DETAIL NO. OR LETTER
A2.0 — SHEET

DOOR I.D. SYMBOL

100A — DOOR NUMBER
REFER TO SHEET A4.0.

EXTERIOR WINDOW TYPE SYMBOL

— WINDOW TYPE NUMBER
REFER TO SHEET A4.0.

PROJECT TEAM

OWNER'S INFORMATION:

LYNCH JOHN M TTEE OF JOHN MICHAEL LYNCH LIVING TRUST
21321 113th ST CT E
BONNEY LAKE, WA 98391
c/o: ASHLEY LYNCH
253-255-2679
ashley.lynch@kw.com

ARCHITECT INFORMATION:

SYNTHESIS 9, LLC
523 N. D ST.
TACOMA, WA 98403
c/o: BRETT LINDSAY
253-468-4117

blindsay@synthesis9.com

STRUCTURAL ENGINEER:

PIERUCCIONI ENGINEERING AND CONSTRUCTION, LLC
3128 N. BENNETT ST. TACOMA WA 98407
c/o: CHON PIERUCCIONI, PE
206.949.7866
pieruccioniengineering@gmail.com

CIVIL ENGINEER:

TEBALDI ENGINEERING
SUMNER, WA 98399
206-405-5096
chris@tebaldiengineering.com

PROJECT SCOPE

THE OVERALL ARCHITECTURAL SCOPE OF THIS PROJECT IS TO CONSTRUCT A DUPLEX AND RELATED SITE DEVELOPMENT

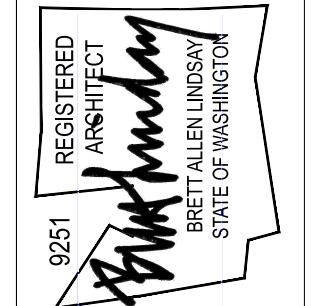


VICINITY MAP (NOT TO SCALE)



SYNTHESIS 9, LLC
523 N. D ST.
TACOMA, WA 98403

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pieruccioniengineering@gmail.com

CIVIL ENGINEER:

TEBALDI ENGINEERING
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chris@tebaldiengineering.com

ORTING DUPLEX
514 Deeded Ln SW ORTING WA 98360

REVISIONS

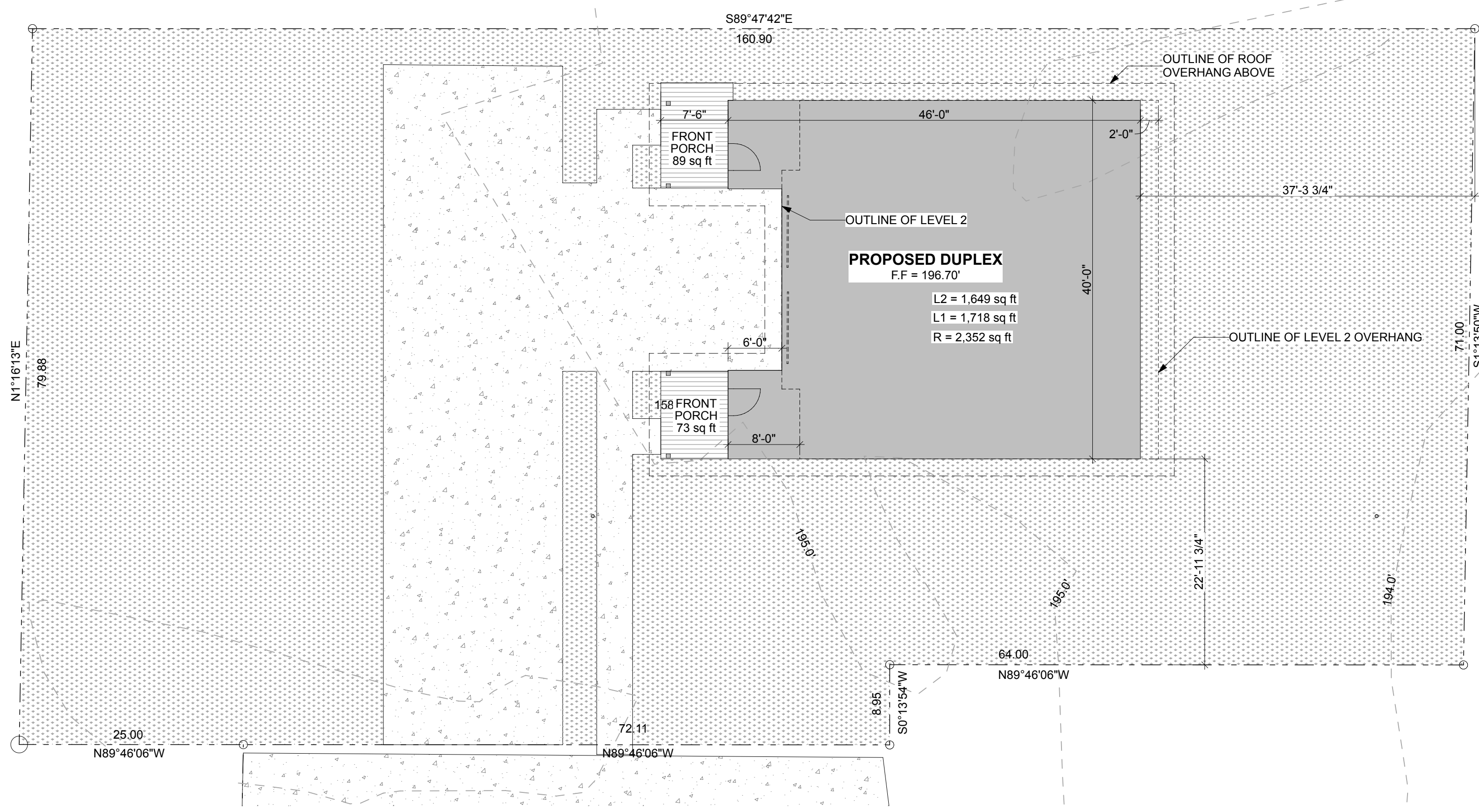
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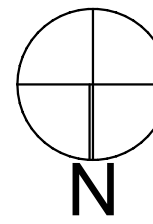
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| DRAWN BY: | BL |
| CHECKED BY: | BL |
| DATE: | 24.03.12 |
| TITLE: | COVER SHEET |
| PROJECT #: | 2402 |
| SHEET: | |

AG1.0

AGENCY REVIEW | 24.03.12



1 SITE PLAN
SCALE: 1" = 10'



BUILDING ENVELOPE REQUIREMENTS | ENERGY

| | |
|--------------------------------|------------------------------|
| ZONE | 4C - MARINE |
| PATH | PRESCRIPTIVE |
| ROOFS - ATTIC AND OTHER RAFTER | R-VALUE = 49 R-VALUE = 38 |
| FENESTRATION | U-FACTOR = 0.30 0.28 |
| FENESTRATION SHGC | NO REQUIREMENTS |
| SKYLIGHTS | U-FACTOR = N/A |
| WOOD FRAMED WALLS | R-VALUE = 21 INT |
| MASS WALL R-VALUE | N/A |
| FLOOR | R-VALUE: 30 38 |
| SLAB, R-VALUE & DEPTH | 10, 2-FT |

****REFER TO TABLE R402.4.1.1 OF THE 2018 RESIDENTIAL W.S.E.C. FOR AIR BARRIER AND INSULATION INSTALLATION REQUIREMENTS.

HEATING & VENTILATION SUMMARY | ENERGY

ENERGY CREDITS
The building shall be provided with ventilation that meets the requirements of the *International Residential Code* or *International Mechanical Code*, as applicable, or NOTE: EACH RESIDENCE QUALIFIES AS A MEDIUM DWELLING UNIT WITH 8.0 CREDITS REQUIRED PER THE 2018 RESIDENTIAL W.S.E.C. THE FOLLOWING GREAT SPACES ARE ELIGIBLE FOR ENERGY CREDITS:

R403.6.1 Whole house mechanical ventilation system fan efficacy. Mechanical ventilation system fan shall meet the efficacy requirements of table R403.6.1 for the equipment in the fan handler or fan unit integral to the tested and listed HVAC equipment is used to provide ventilation to the dwelling. The air handler shall be powered by an electronically commutated motor for compliance is based on Table R402.1.1 with the following modifications:
Vertical fenestration U = 0.28
Floor R-38
Slab on grade R-10 perimeter and under entire slab

MECHANICAL VENTILATION SYSTEM FAN EFFICACY

| FAN LOCATION | AIR FLOW RATE MINIMUM (CFM) | MINIMUM EFFICACY (CFM/WATT) | AIR FLOW RATE MAXIMUM (CFM) |
|--|-----------------------------|-----------------------------|-----------------------------|
| AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS: 2.1 = 0.5 | | | |
| Compliance based on R402.4.1.2: | 0.8 | 0.8 cfm/watt | Any |
| Reduce the tested air leakage to 3.0 air changes per hour maximum at 50 Pascals and | Any | 2.8 cfm/watt | Any |
| In-line fan | Any | 2.8 cfm/watt | Any |
| All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a high efficiency fan(s) (maximum 0.35 watts/cfm), not interconnected with the furnace fan (if present). Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode. | Any | 2.8 cfm/watt | < 90 |

R902.7 Energy Performance Efficiency rating. Heating and cooling equipment shall be sized in accordance with ACCA Manual J based on building loads calculated in accordance with ACCA Manual J. Lineal feet of pipes heating and cooling equipment shall not be greater than that of the smallest available equipment size that exceeds the loads calculated, including allowable oversizing limits. Equipment shall meet the minimum federal efficiency requirements in Tables C403.3.2(1), C403.3.2(2), C403.3.2(3), C403.3.2(4), and C403.3.2(5) and tested and rated in accordance with the applicable test procedure.

BUILDING FLOOR AREAS (SQUARE FEET)

| BUILDING GROSS AREA SUMMARY: | | | | | |
|------------------------------|--------|-------|-------|-------|-------|
| | GARAGE | PORCH | L1 | L2 | TOTAL |
| UNIT 101 | 214 | 89 | 647 | 821 | 1,468 |
| UNIT 102 | 214 | 89 | 647 | 821 | 1,468 |
| TOTAL | 428 | 178 | 1,294 | 1,642 | 2,936 |

| BUILDING CONDITIONED (NET) AREA SUMMARY: | | | | |
|--|--------|-------|-------|-------|
| | GARAGE | L1 | L2 | TOTAL |
| UNIT 101 | n/a | 572 | 760 | 1,332 |
| UNIT 102 | n/a | 572 | 760 | 1,332 |
| TOTAL | n/a | 1,144 | 1,520 | 2,664 |

BUILDING SUMMARY

OCCUPANCY: RESIDENTIAL DUPLEX
FIRE SPRINKLER: NOT REQUIRED (SEE EXCEPTIONS FOR REDUCED FIRE-RESISTANCE RATING IF SPRINKLERS ARE PROVIDED)

FIRE RESISTANT CONSTRUCTION: TABLE R302.3.1
DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HR FIRE-RESISTANCE RATING WHERE TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3 OF THE IBC.

EXCEPTION: A FIRE-RESISTANCE RATING OF 1/2 HOUR SHALL BE PERMITTED IN EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.

TABLE 302.3.2
FIRE-RESISTANCE-RATED FLOOR/CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL ASSEMBLIES, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

EXCEPTION: WALL ASSEMBLIES NEED NOT EXTEND THROUGH ATTIC SPACES WHERE THE CEILING IS PROTECTED BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD, AN ATTIC DRAFT STOP CONSTRUCTED AS SPECIFIED IN SECTION 302.12.1 IS PROVIDED ABOVE AND ALONG THE WALL SEPARATING THE DWELLINGS AND THE STRUCTURAL FRAMING SUPPORTING THE CEILING IS PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT.

DWELLING UNIT RATED PENETRATIONS, OF WALL OR FLOOR-CEILING ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR 302.3 SHALL BE PROTECTED IN ACCORDANCE WITH R302.4.

R302.5. DWELLING-GARAGE OPENING AND PENETRATION PROTECTION:
OPENINGS FROM A PRIVATE GARAGE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMBCORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE, FIRE-RATED DOORS EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC -CLOSING DEVICE.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

| | |
|--------------------------------------|--|
| DWELLING - GARAGE SEPARATION | |
| SEPARATION FROM RESIDENCE AND ATTICS | MATERIAL NOT LESS THAN 1/2" GWB OR EQ APPLIED TO THE GARAGE SIDE |
| HABITABLE ROOMS ABOVE GARAGE | NOT LESS THAN 5/8" TYPE X GWB OR EQ |

ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACES AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE BY 1/2" GYPSUM BOARD.

R302.5. DWELLING-GARAGE OPENING AND PENETRATION PROTECTION:
OPENINGS FROM A PRIVATE GARAGE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMBCORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE, FIRE-RATED DOORS EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC -CLOSING DEVICE.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

| | |
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| DWELLING - GARAGE SEPARATION | |
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| HABITABLE ROOMS ABOVE GARAGE | NOT LESS THAN 5/8" TYPE X GWB OR EQ |

ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACES AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE BY 1/2" GYPSUM BOARD. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE PROTECTED PER R302.4.1 RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.


FLAME SPREAD INDEX: WALL AND CEILING FINISHES NOT GREATER THAN 200.

SMOKE-DEVELOPED INDEX: WALL AND CEILING FINISHES NOT GREATER THAN 450.

INSULATION MATERIALS: FLAME SPREAD INDEX NOT TO EXCEED 25 AND SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 PER R302.10.1.

FIREBLOCKING REQUIRED:
IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL.

DRAFTSTOPPING REQUIRED:
WHERE THERE IS USABLE SPACE ABOVE AND BELOW CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000-SF.



SYNTHESIS 9, LLC
624 N. 81st
TACOMA, WA 98403

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REGISTERED ARCHITECT
THOMAS W. MULLIN
BRETT ALLEN LINDSAY
STATE OF WASHINGTON

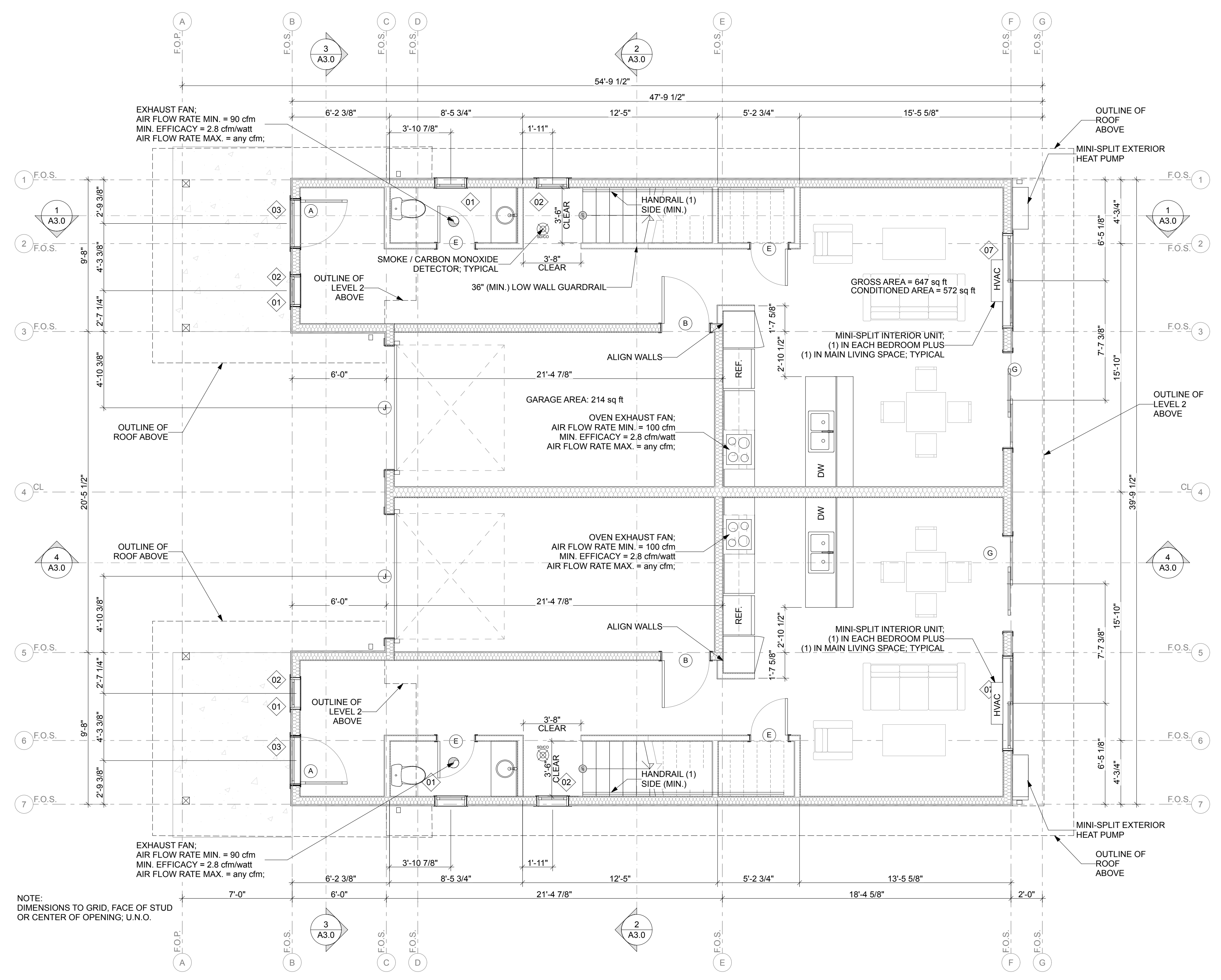
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AGENCY REVIEW | 24.03.12

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CHECKED BY: BL
DATE: 24.03.12
TITLE: SITE PLAN
PROJECT #: 2402
SHEET:

AS1.0



NOTE:
DIMENSIONS TO GRID, FACE OF STUD
OR CENTER OF OPENING; U.N.O.

1 LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL ASSEMBLIES

| TYPICAL EXTERIOR WALL | TYPICAL DWELLING UNIT DEMISING WALL | TYPICAL INTERIOR PLUMBING WALL | TYPICAL INTERIOR WALL |
|--|--|--|--|
| <p>CEMENT FIBERBOARD SIDING PANEL -HARDIE-PLANK LAP SIDING WATER RESISTANT BARRIER -TYVEK COMMERCIAL OR APPROVED SHEATHING PER STRUCTURAL 2 X 6 WOOD PER STRUCTURAL -R-21 BATT INSULATION 5/8" TYPE "X" W.R. GWB VAPOR BARRIER PAINT</p> | <p>1-HR FIRE-RATED ASSEMBLY REFER TO GA FILE NO. WP 3241 (THIS SHEET)</p> <p>5/8" TYPE "X" GWB (W.R. @ WET AREAS) 2 X 6 WOOD STUDS 5-1/2" ROCK WOOL OR SOUND BATTS (WHEN APPLICABLE) 1/2" RESILIENT CHANNEL 5/8" TYPE "X" GWB (W.R. @ WET AREAS)</p> | <p>TYPICAL INTERIOR PLUMBING WALL 5/8" TYPE "X" GWB (W.R. @ WET AREAS) 2 X 6 WOOD STUDS 5-1/2" ROCK WOOL OR SOUND BATTS (WHEN APPLICABLE) 5/8" TYPE "X" GWB (W.R. @ WET AREAS)</p> | <p>TYPICAL INTERIOR WALL 5/8" TYPE "X" GWB (W.R. @ WET AREAS) 2 X 4 WOOD STUDS @ 16" O.C. 3-1/2" ROCK WOOL OR SOUND BATTS (WHEN APPLICABLE) 5/8" TYPE "X" GWB (W.R. @ WET AREAS)</p> |

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3241 PROPRIETARY†

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD

| | |
|---|---|
| American Gypsum Company | 5/8" FIREBLOC TYPE C |
| CertainTeed Gypsum, Inc. | 5/8" ProRock® Type C Gypsum Panels |
| G-P Gypsum | 5/8" ToughRock® Fireguard® C |
| Lafarge North America Inc. | 5/8" Firecheck® Type C |
| National Gypsum Company | 5/8" Gold Bond® Brand FIRE-SHIELD Cw Gypsum Wallboard |
| PABCO Gypsum | 1/2" FLAME CURB® Super 'C' |
| Temple-Inland Forest Products Corporation | 5/8" TG-C |

†Contact the manufacturer for more detailed information on proprietary products.

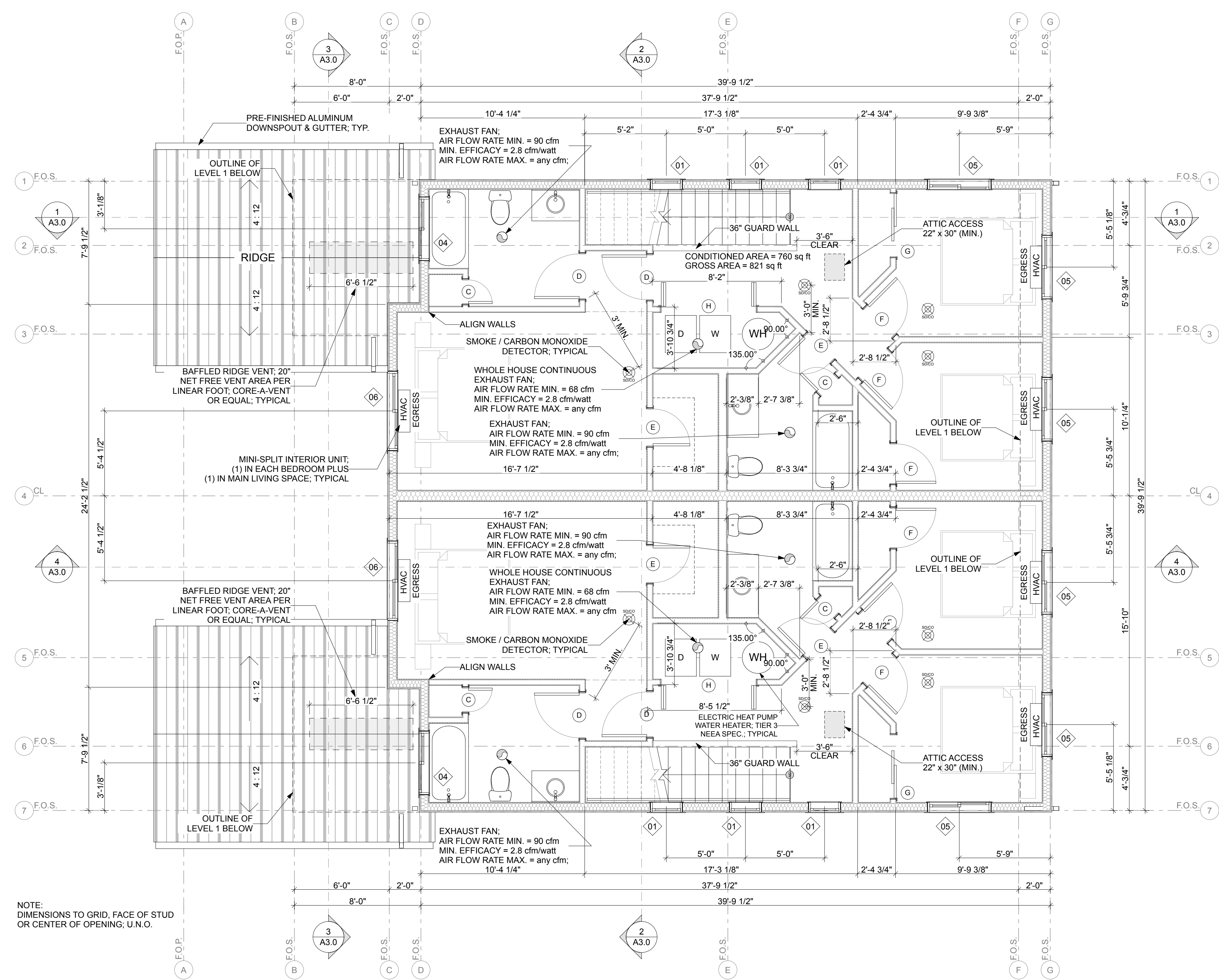
| 1 HOUR FIRE | 50 to 54 STC SOUND |
|---|-----------------------|
| | |
| Thickness: 5 3/8" | Thickness: 5 3/8" |
| Approx. Weight: 7 pcf | Approx. Weight: 7 pcf |
| Fire Test: Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87; UL R7094, 10-24-91; | Sound Test: Estimated |
| | UL Design U311 |

AGENCY REVIEW | 24.03.12

| REVISIONS | |
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TITLE: LEVEL 1 PLAN
PROJECT #: 2402
SHEET:

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NOTE:
 DIMENSIONS TO GRID, FACE OF STUD
 OR CENTER OF OPENING, U.N.O.

WALL ASSEMBLIES

2 LEVEL 2 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

TYPICAL EXTERIOR WALL

CEMENT FIBERBOARD SIDING PANEL
 -HARDIE-PLANK LAP SIDING
 WATER RESISTANT BARRIER
 -TYVEK COMMERCIAL OR APPROVED
 SHEATHING PER STRUCTURAL
 2 X 6 WOOD PER STRUCTURAL
 -R-21 BATT INSULATION
 5/8" TYPE "X" W.R. GWB
 VAPOR BARRIER PAINT

TYPICAL DWELLING UNIT DEMISING WALL

1-HR FIRE-RATED ASSEMBLY
 REFER TO GA FILE NO. WP 3241 (THIS SHEET)
 5/8" TYPE "X" GWB (W.R. @ WET AREAS)
 2 X 6 WOOD STUDS
 5-1/2" ROCK WOOL OR SOUND BATTS
 (WHEN APPLICABLE)
 1/2" RESILIENT CHANNEL
 5/8" TYPE "X" GWB (W.R. @ WET AREAS)

TYPICAL INTERIOR PLUMBING WALL

TYPICAL INTERIOR PLUMBING WALL
 5/8" TYPE "X" GWB (W.R. @ WET AREAS)
 2 X 6 WOOD STUDS
 (WHEN APPLICABLE)
 5/8" TYPE "X" GWB (W.R. @ WET AREAS)

TYPICAL INTERIOR WALL

TYPICAL INTERIOR WALL
 5/8" TYPE "X" GWB (W.R. @ WET AREAS)
 2 X 4 WOOD STUDS @ 16" O.C.
 3-1/2" ROCK WOOL OR SOUND BATTS
 (WHEN APPLICABLE)
 5/8" TYPE "X" GWB (W.R. @ WET AREAS)

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

| GA FILE NO. WP 3241 | PROPRIETARY† | 1 HOUR FIRE | 50 to 54 STC SOUND |
|--|--------------|-------------|--------------------|
| GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf. in stud space. OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c. Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING) PROPRIETARY GYPSUM BOARD American Gypsum Company 5/8" FIREBLOC TYPE C CertainTeed Gypsum, Inc. 5/8" ProRock® Type C Gypsum Panels G-P Gypsum 5/8" ToughRock® Fireguard® C Lafarge North America, Inc. 5/8" Firecheck® Type C National Gypsum Company 5/8" Gold Bond® Brand FIRE-SHIELD Cw Gypsum Wallboard PABCO Gypsum 1/2" FLAME CURB® Super 'C' Temple-Inland Forest Products Corporation 5/8" TG-C | | | |

Thickness: 5 3/8"
 Approx. Weight: 7 pcf
 Fire Test: Based on UL R3660-7, 11-12-87; UL R2717-61, 8-18-87; UL R7094, 10-24-80; UL Design U311 Estimated
 Sound Test: Estimated

†Contact the manufacturer for more detailed information on proprietary products.

AGENCY REVIEW | 24.03.12

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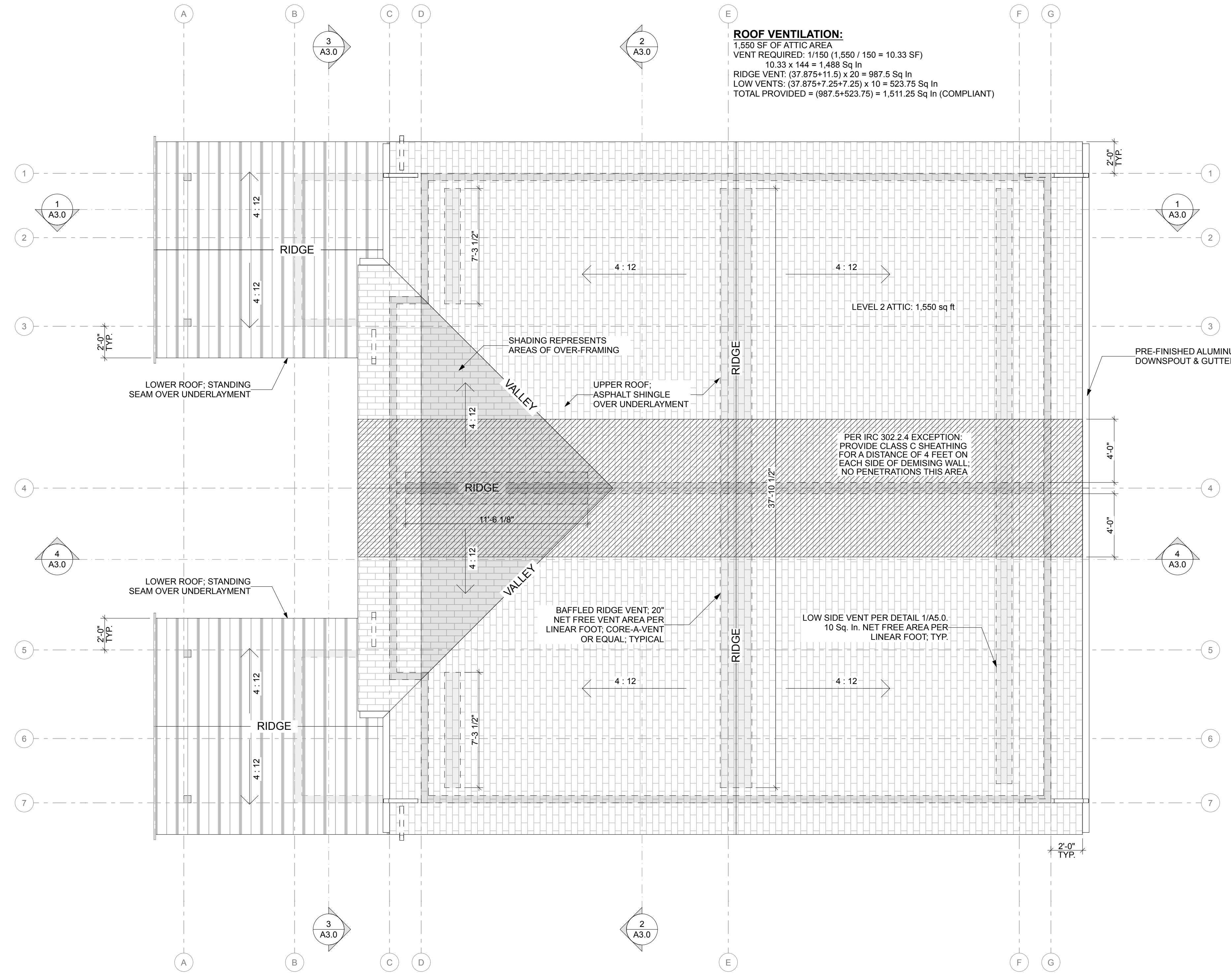
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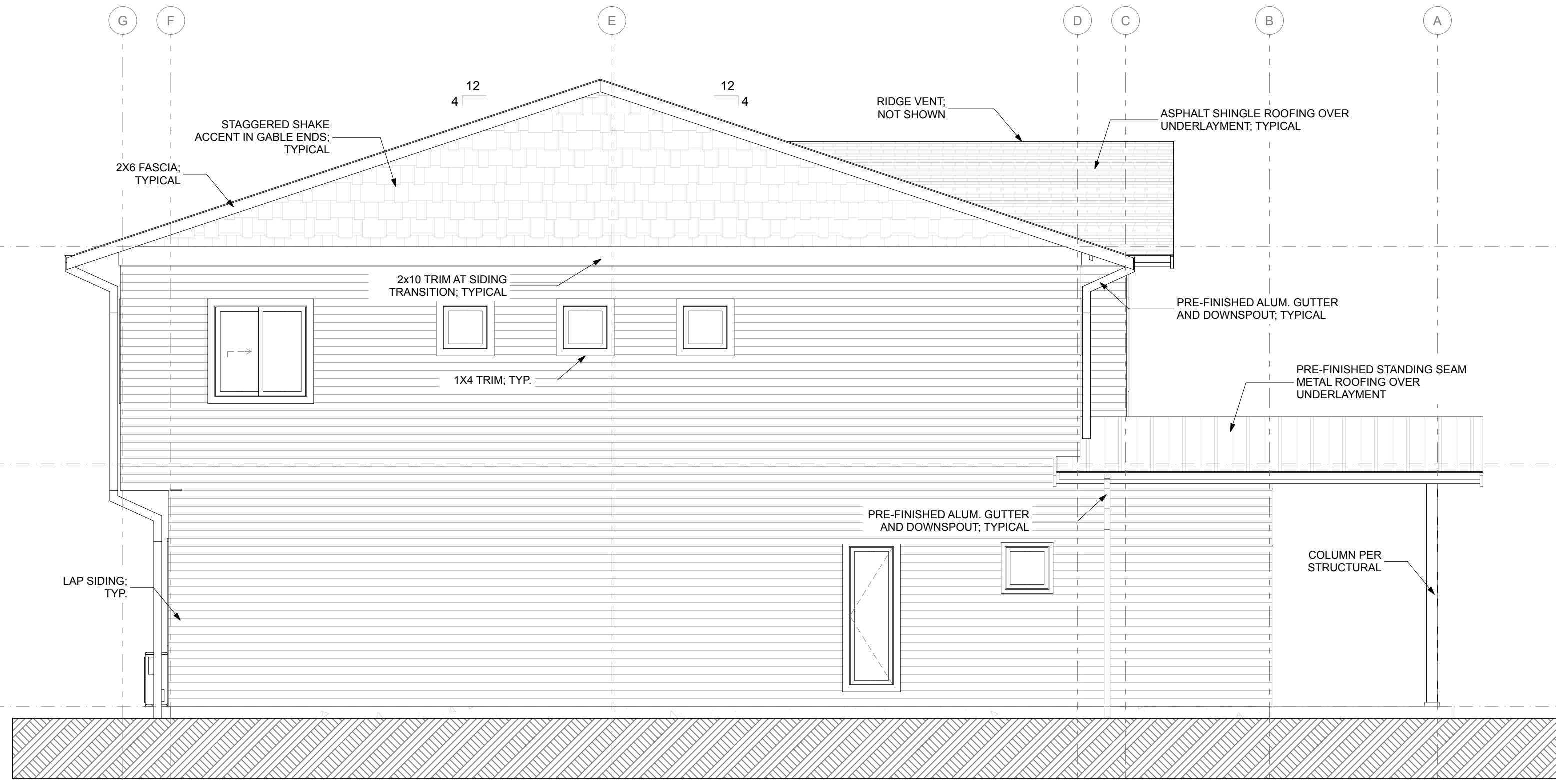
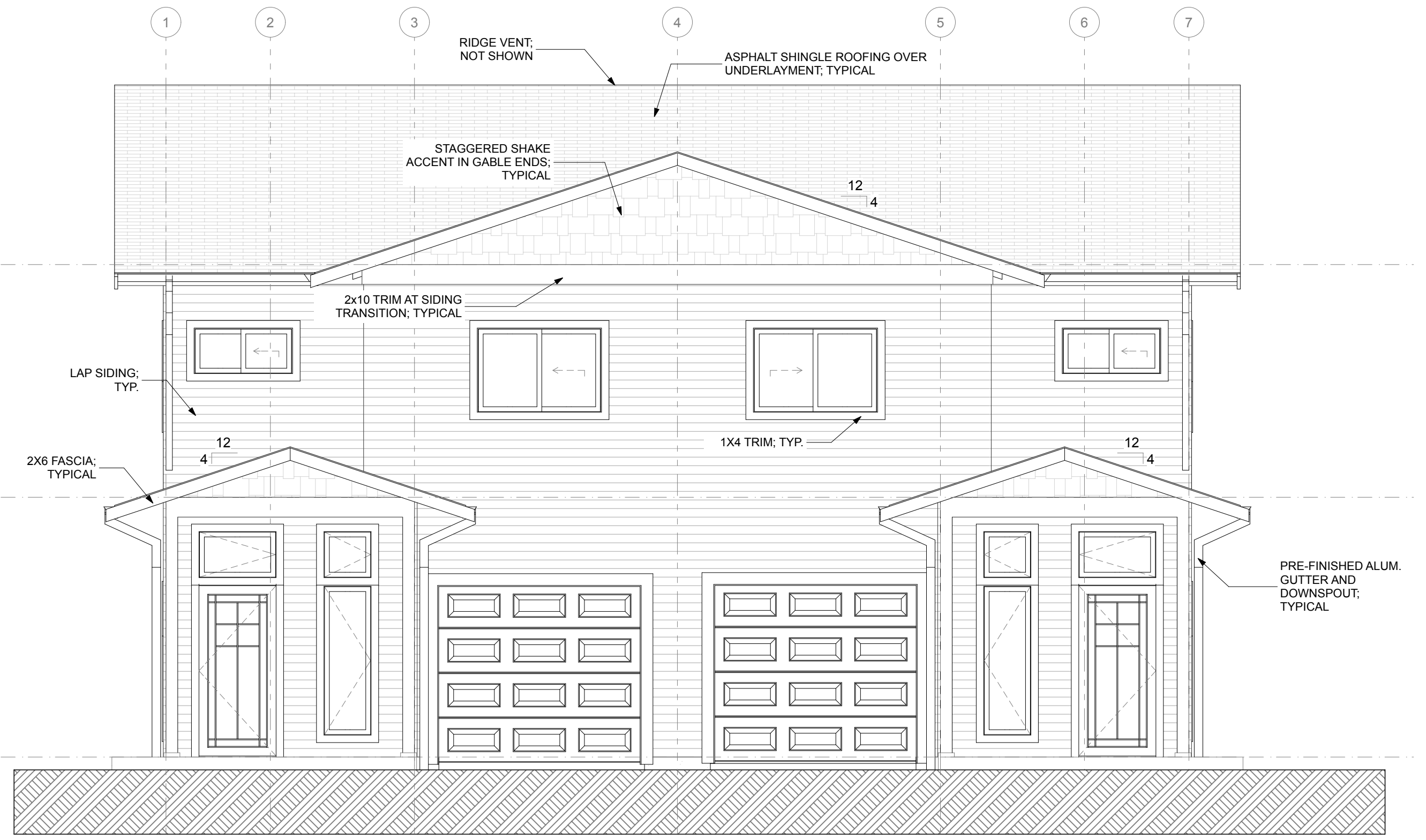
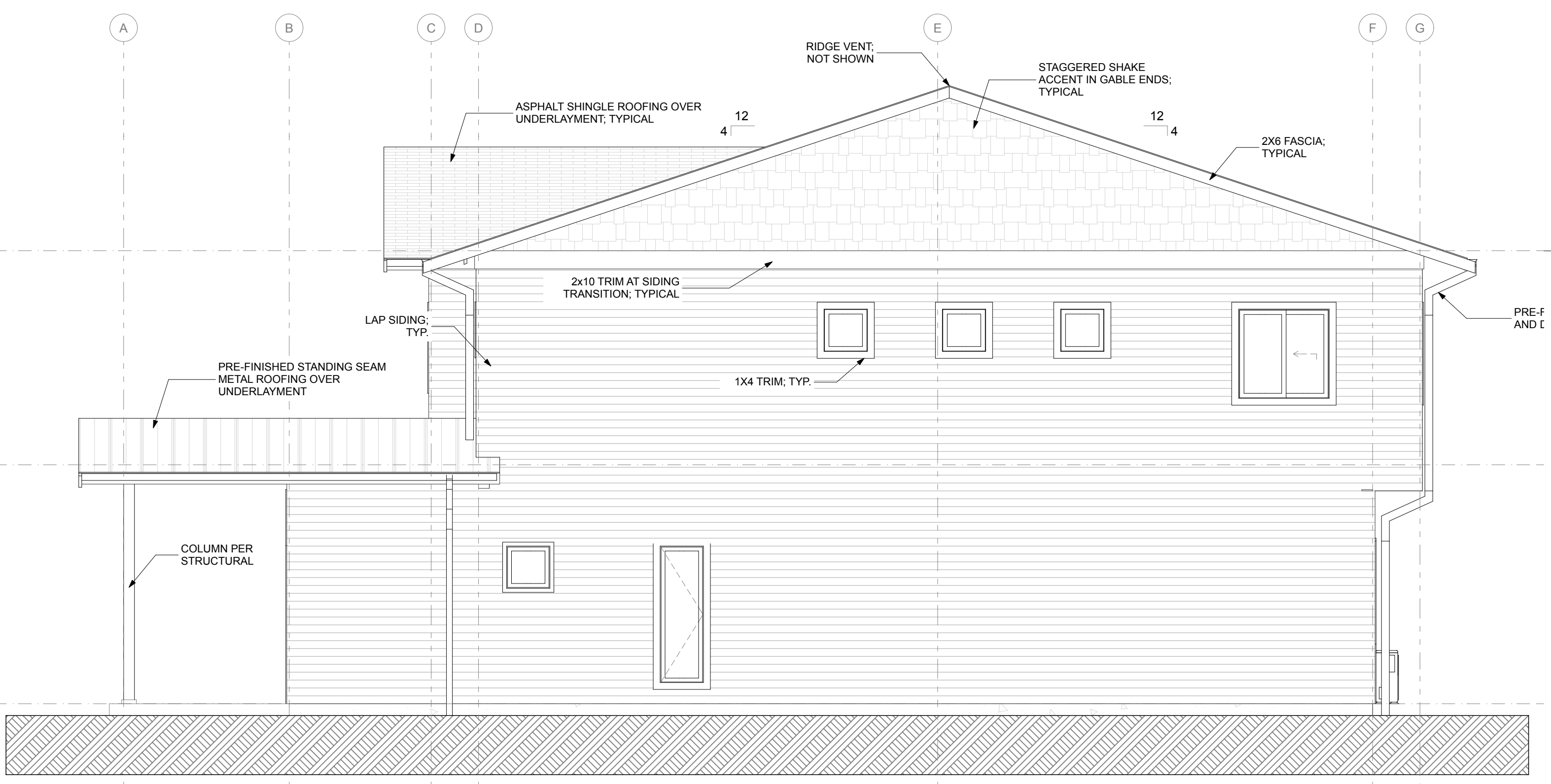
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| PROJECT #: | 2402 |
| SHEET: | |



1 ROOF PLAN
SCALE: 1/4" = 1'-0"
N

**2 SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"**1 EAST ELEVATION**
SCALE: 1/4" = 1'-0"**4 NORTH ELEVATION**
SCALE: 1/4" = 1'-0"**3 WEST ELEVATION**
SCALE: 1/4" = 1'-0"

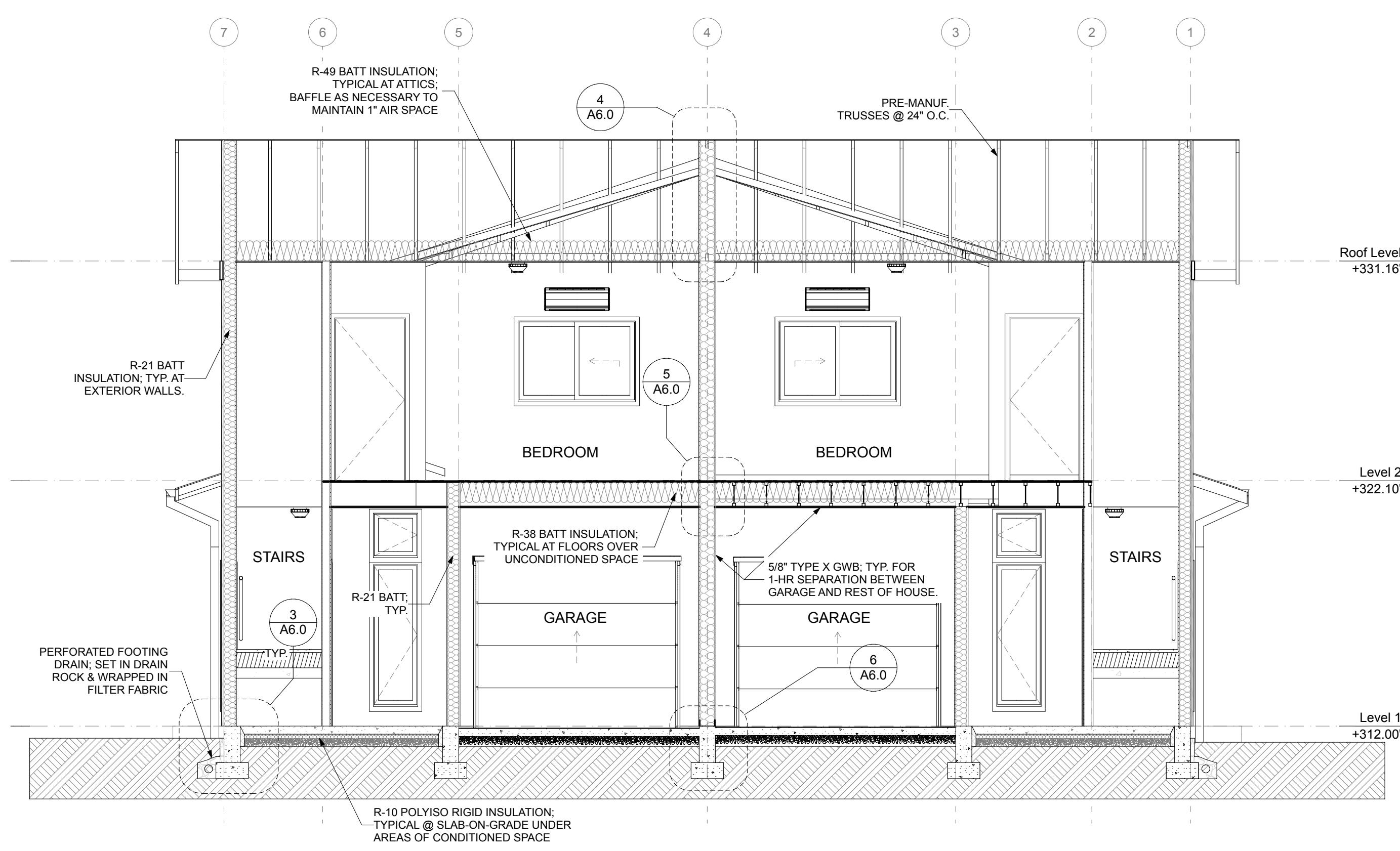
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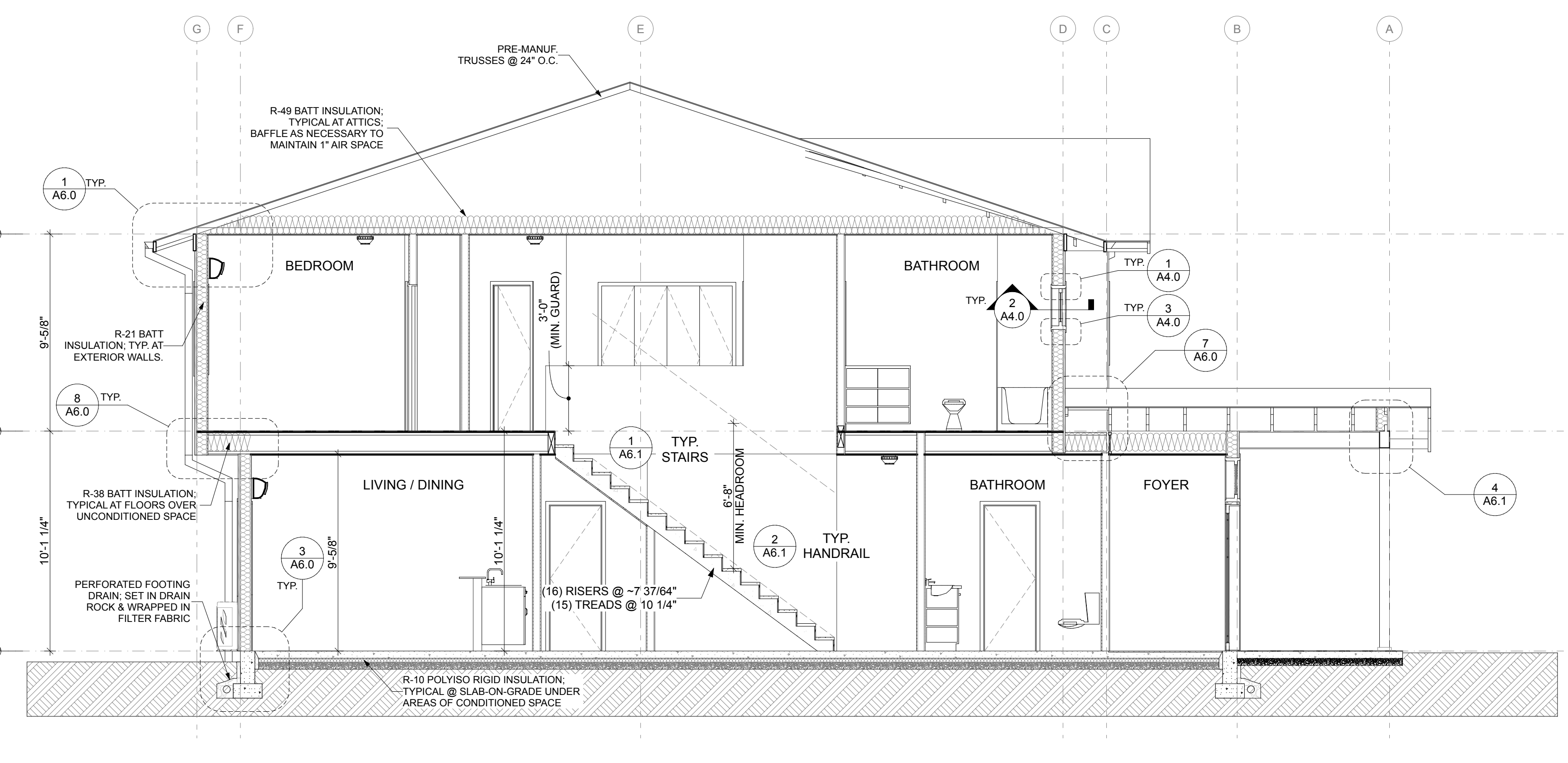
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PROJECT #: 2402
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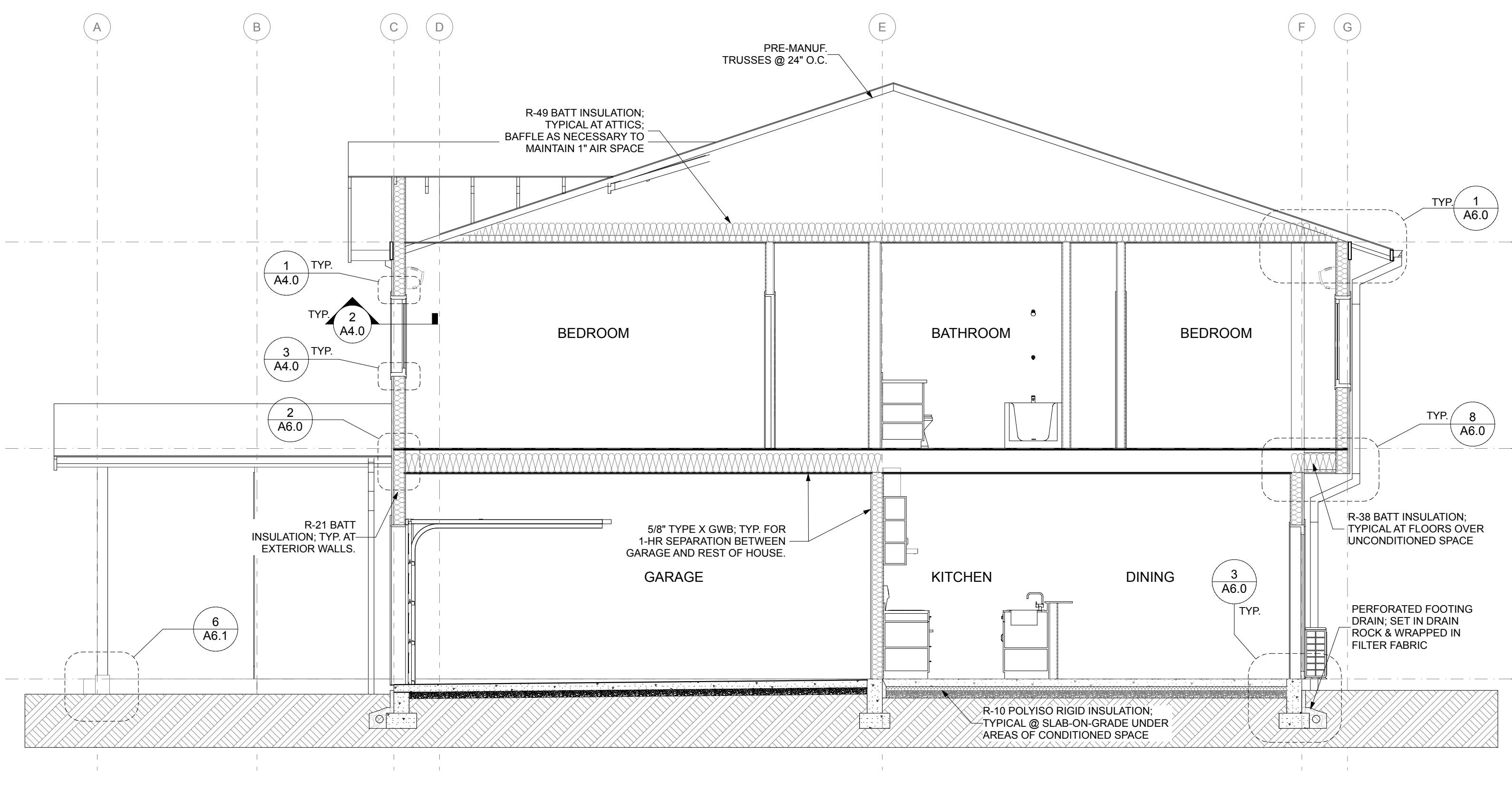
AGENCY REVIEW | 24.03.12



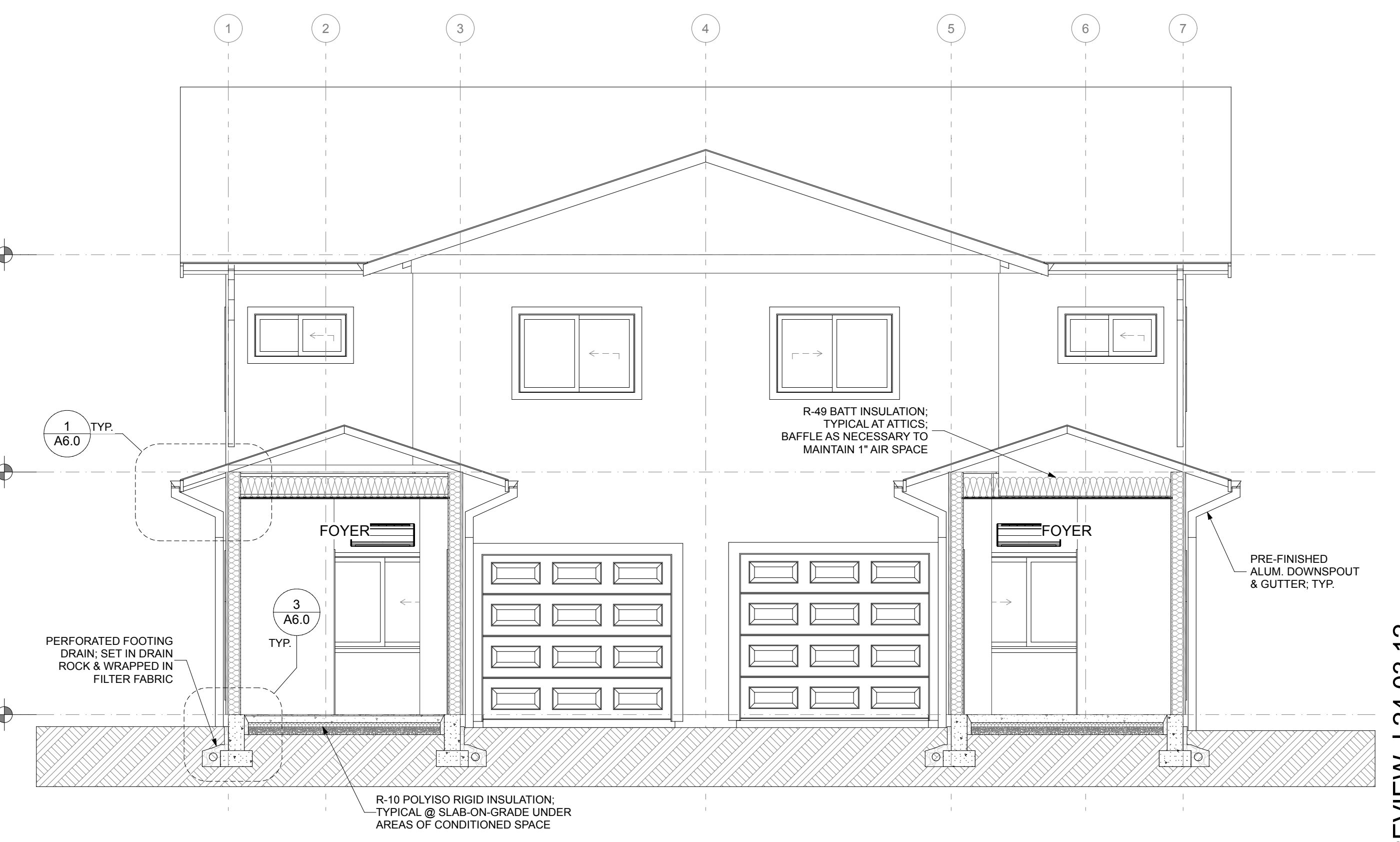
2 BUILDING SECTION 02
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION 01
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION 04
SCALE: 1/4" = 1'-0"



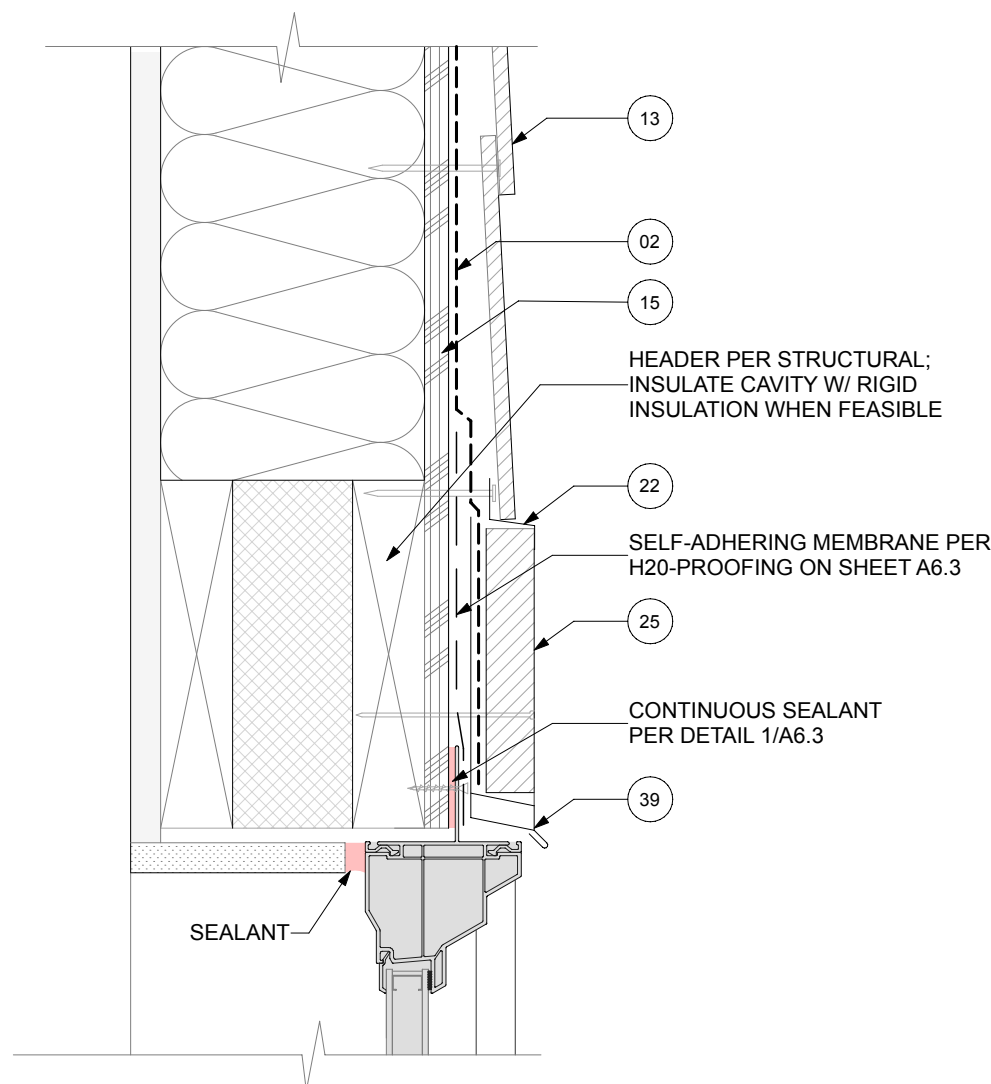
3 BUILDING SECTION 03
SCALE: 1/4" = 1'-0"

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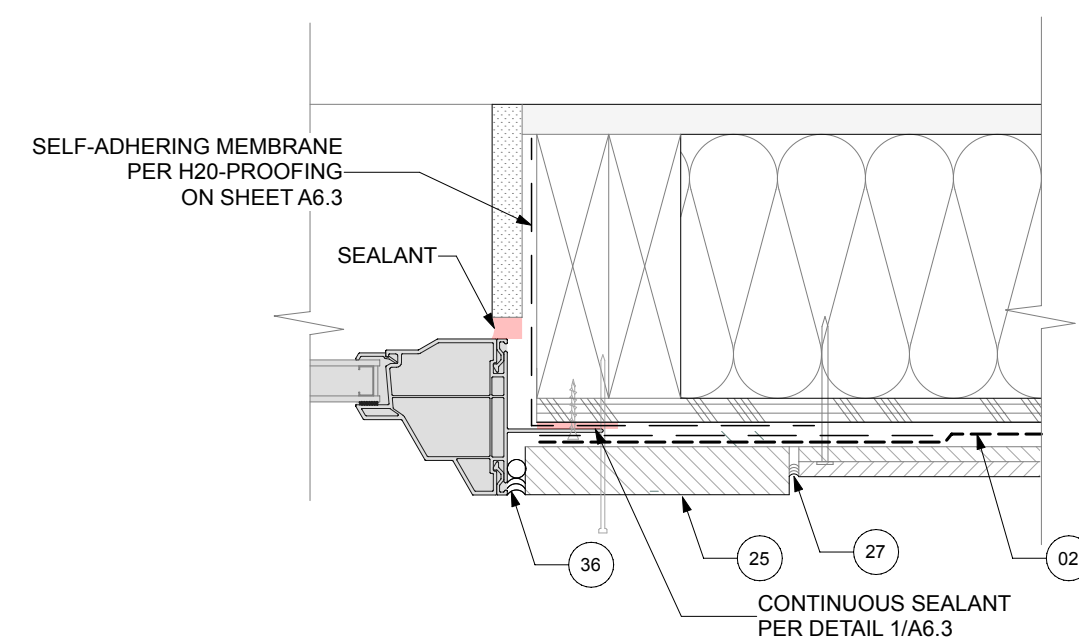
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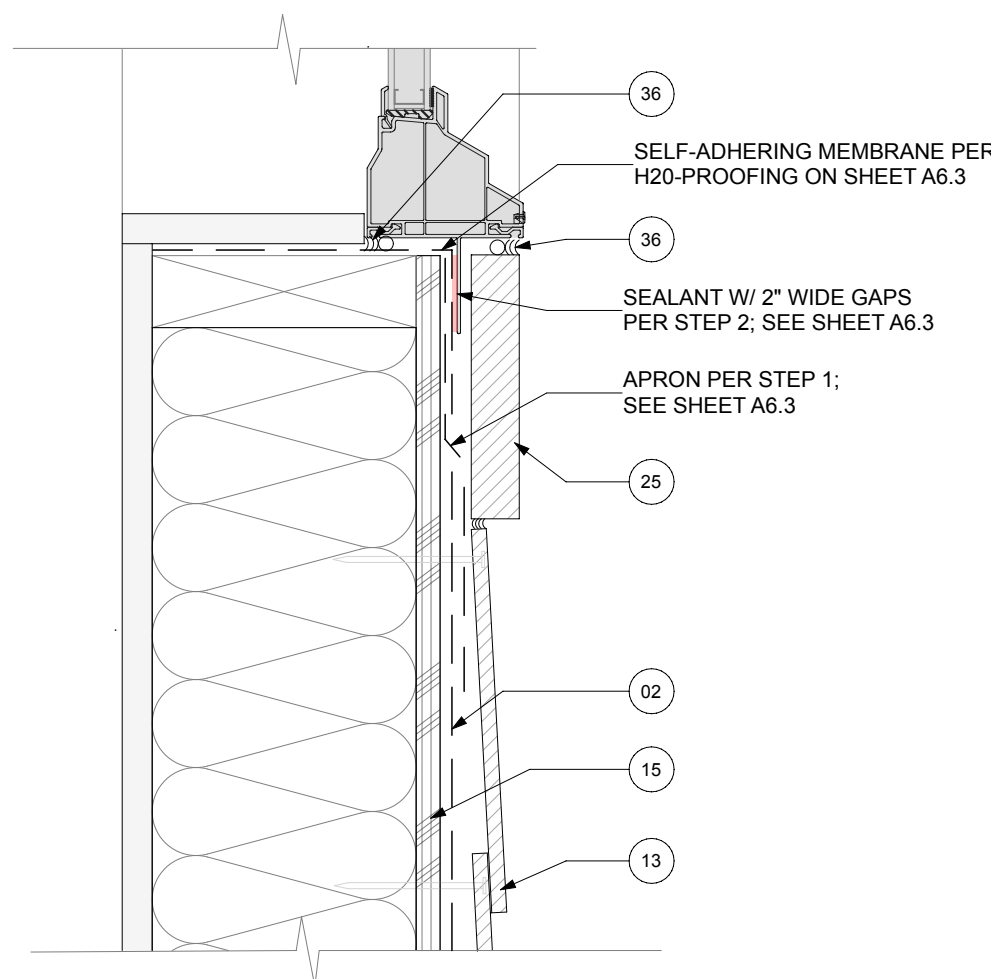
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| TITLE: | BUILDING SECTIONS |
| PROJECT #: | 2402 |
| SHEET: | |



1 TYPICAL WINDOW HEAD
SCALE: 3" = 1'-0"



2 TYPICAL WINDOW JAMB
SCALE: 3" = 1'-0"



3 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"

DOOR TYPES

| ELEVATION | | | | | | | | | | |
|--------------|-----------------------------|---|----------------------|-------------------|----------------------|----------------------|------------------------|-------------------------------|-----------------|----------------------|
| TYPE | A | B | C | D | E | F | G | G | H | J |
| SIZE (W x H) | 3'-0" x 6'-8" | 3'-0" x 6'-8" | 1'-6" x 6'-8" | 2'-10" x 6'-8" | 2'-4" x 6'-8" | 2'-6" x 6'-8" | 4'-0" x 6'-8" | 6'-0" x 6'-8" | 6'-0" x 6'-8" | 8'-0" x 7'-0" |
| QUANTITY | 2 | 2 | 4 | 4 | 8 | 6 | 2 | 2 | 2 | 2 |
| NOTES | SAFETY GLAZED ENTRY DOOR | INSULATED, 20-MIN. RATED, SELF- CLOSING | INTERIOR SWINGING | INTERIOR SWINGING | INTERIOR SWINGING | INTERIOR SWINGING | INTERIOR CLOSET SLIDER | SAFETY GLAZED EXTERIOR SLIDER | INTERIOR BIFOLD | OVERHEAD GARAGE DOOR |

WINDOW TYPES

| ELEVATION | | | | | | | |
|--------------|---------------------------|---------------|---------------|---------------|-------------------|-------------------|---------------|
| TYPE | 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| SIZE (W x H) | 2'-0" x 2'-0" | 2'-0" x 6'-0" | 3'-2" x 2'-0" | 4'-0" x 2'-0" | 4'-0" x 4'-0" | 5'-0" x 3'-6" | 6'-0" x 4'-0" |
| QUANTITY | 10 | 4 | 2 | 2 | 6 | 2 | 2 |
| NOTES | SAFETY GLAZED @ STAIRS | SAFETY GLAZED | | | EGRESS @ BEDROOMS | EGRESS @ BEDROOMS | |

DOOR SCHEDULE NOTES:

DOOR OPERATIONS PER 1010.1.9 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

DOOR HARDWARE PER 1010.1.9.1 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

HARDWARE HEIGHT PER 1010.1.9.2 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

ACCESSIBLE THRESHOLDS PER ICC A117.1-2009 SECTION 303 - THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAXIMUM IN HEIGHT.

DOOR CLOSERS PER ICC A117.1-2009 - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THROUGH THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS.

DOOR-OPENING FORCE PER ICC A117.1-2009 - THE FORCE FOR PUSHING OR PULLING OPEN DOORS SHALL BE 10.0 POUNDS MAXIMUM PER WASHINGTON STATE AMMENDMENT.

DOOR HARDWARE LOCKSETS and DEFINITIONS

SECURITY LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY THE OUTSIDE KEY. OPERATING THE INSIDE GRIP ALWAYS RETRACTS THE LATCHBOLT.

ACCESSIBLE SECURITY LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY EITHER THE INSIDE KEY OR THE OUTSIDE KEY. OPERATING THE INSIDE GRIP ALWAYS RETRACTS THE LATCHBOLT. ALL COMPONENTS OF THE DOOR HARDWARE TO MEET ACCESSIBILITY REQUIREMENTS OF SECTION 1010.1.9 OF THE 2015 IBC.

OFFICE LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY THE TOGGLE OR OUTSIDE KEY. OPERATING THE INSIDE GRIP DOES NOT UNLOCK THE OUTSIDE GRIP.

PASSAGE LOCKSET - THE LATCHBOLT IS ALWAYS RETRACTED BY THE GRIP ON EITHER SIDE. BOTH GRIPS ARE ALWAYS FREE.

PRIVACY LOCKSET - THE LATCHBOLT IS RETRACTED BY THE GRIP ON EITHER SIDE UNLESS THE OUTSIDE GRIP IS LOCKED BY THE INSIDE THUMB-TURN, BUTTON OR KEY. OPERATING THE INSIDE GRIP UNLOCKS THE OUTSIDE GRIP. AN EMERGENCY RELEASE TOOL UNLOCKS THE OUTSIDE GRIP. THE OUTSIDE GRIP IS ALSO UNLOCKED WHEN THE DOOR IS CLOSED. DOOR CAN ONLY BE LOCKED FROM THE INSIDE WHEN THE DOOR IS CLOSED.

PUBLIC RESTROOM LOCKSET - THE LATCHBOLT IS RETRACTED BY THE INSIDE GRIP OR AN OUTSIDE KEY. THE LATCHBOLT IS RETRACTED BY THE OUTSIDE GRIP INLESS THE GRIP IS LOCKED BY A KEY FROM THE INSIDE. THE LATCHBOLT / OUTSIDE GRIP CANNOT BE LOCKED BY A KEY FROM THE OUTSIDE. ALL COMPONENTS OF THE DOOR HARDWARE GROUP TO MEET ACCESSIBILITY REQUIREMENTS OF SECTION 1010.1.9 OF THE 2015 IBC.

STOREROOM LOCKSET - THE LATCHBOLT IS RETRACTED BY THE INSIDE GRIP OR OUTSIDE KEY.

CLOSET LOCKSET - THE LATCHBOLT IS RETRACTED BY THE OUTSIDE AND THE INSIDE GRIP AND THE GRIP CANNOT BE LOCKED.

GLAZING NOTES:

1. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED HAZARDOUS LOCATIONS.

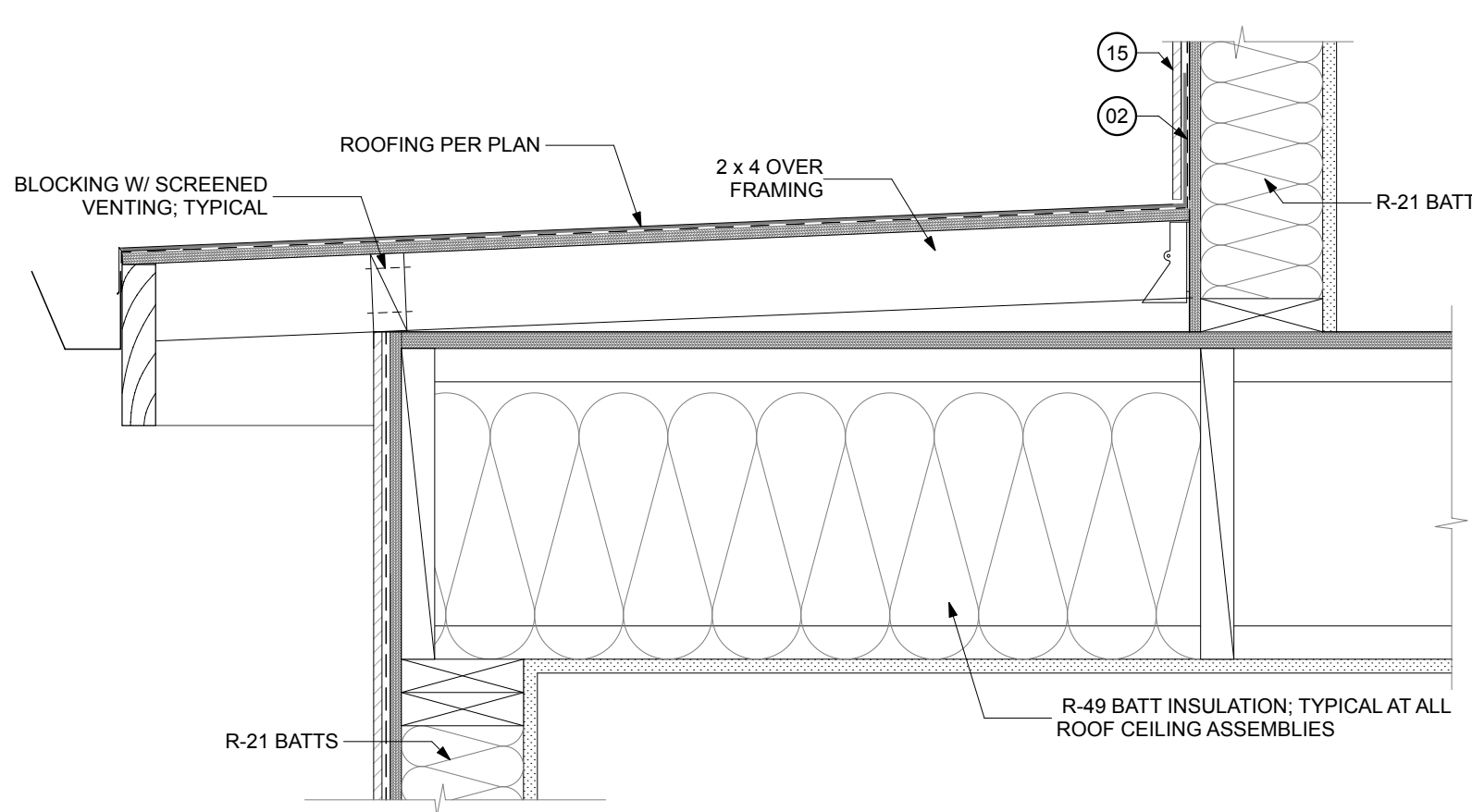
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

3. GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL OF A WINDOW THAT MEETS ALL OF THE FOLLOWING FOUR CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET; 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; 3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR; AND 4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING

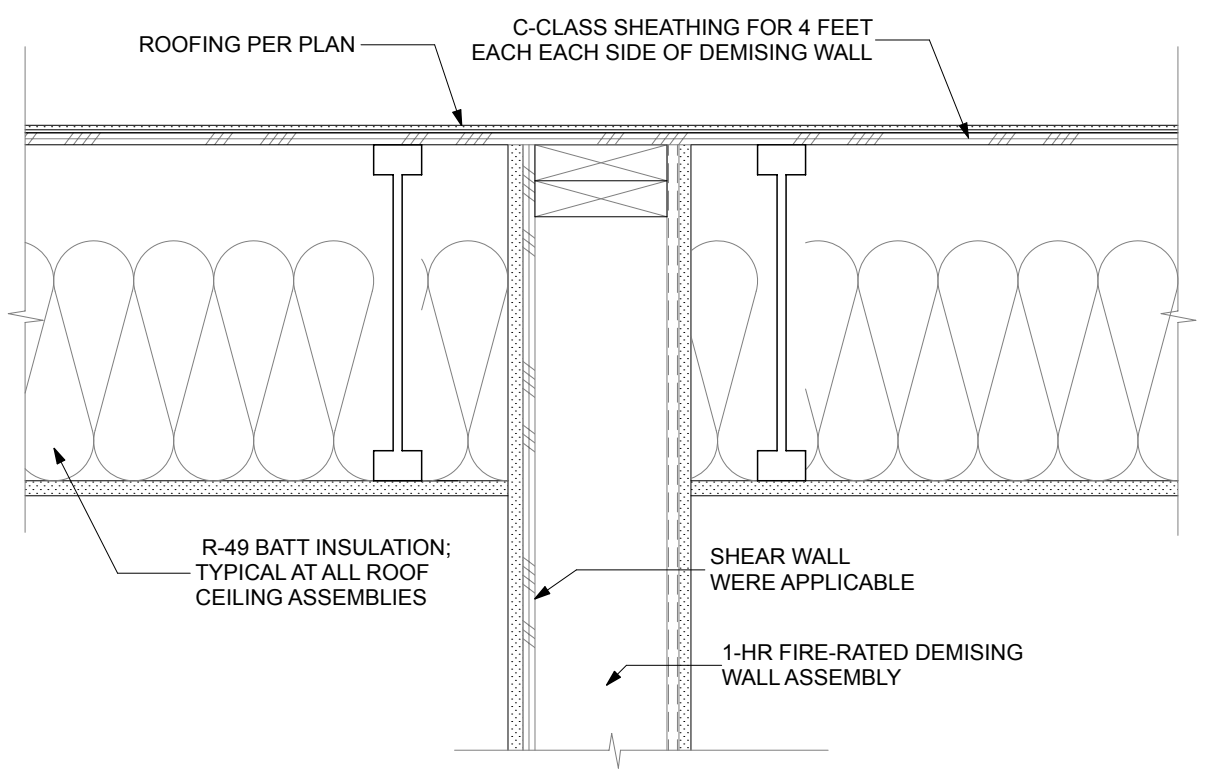
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| PROJECT #: | 2402 |
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DETAIL REFERENCE NOTES

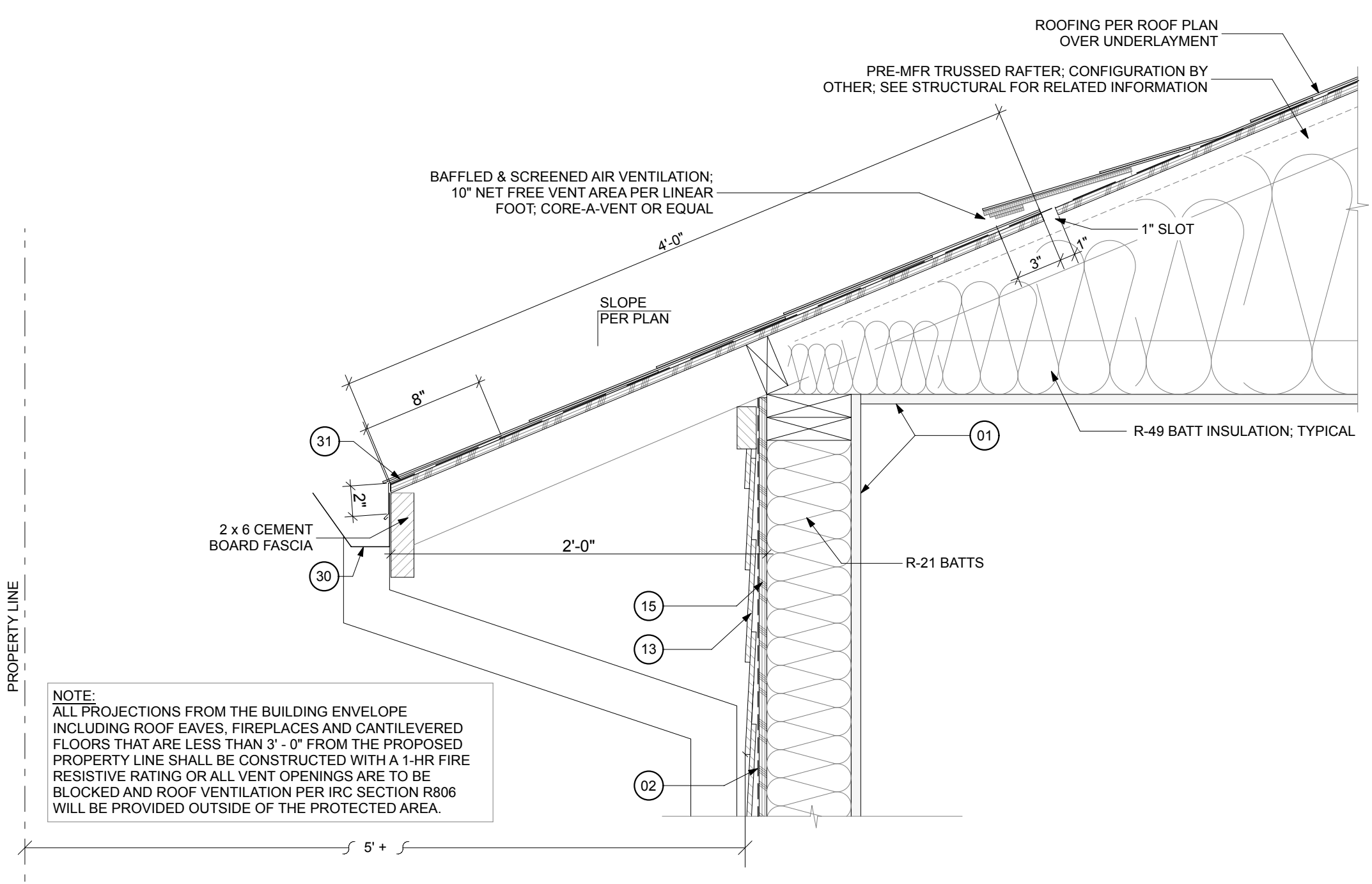
- 01 5/8" G.W.B. ; WATER RESISTANT AT WET AREAS
- 02 VAPOR PERMEABLE AIR BARRIER / W.R.B. FIELD MEMBRANE; SEAL ALL PENETRATIONS PER MFR. RECOMMENDATIONS, TYPICAL
- 03 4" C.I.P. CONCRETE SLAB-ON-GRADE, PER STRUCTURAL; OVER 4" A.B.C.; IN GARAGE, SET ON 6-MIL PASTIC VAPOR
- 04 BELOW GRADE WATER-PROOFING SYSTEM W/ DRAINAGE MAT AND FILTER FABRIC PROTECTION LAYER; INSTALL W/ TERMINATION BAR, SEALANTS, WATERSTOPS AND MISC. PER THE MFR.'S STANDARD DETAILS
- 05 22 GAUGE, SHEET METAL FLASHING, W/ HEMMED EDGE; SET ON SEALANT & EXTEND 6" UP UNDER W.R.B. OR TO WINDOW OPENING
- 06 VYCOR-PLUS BY GRACE AT MUD SILL W/ 1-INCH DOWNTURN ON EXTERIOR SIDE WHEN FEASIBLE
- 07 DECK COATING; WRAP UNDERLAYMENT 6" MIN. UP SIDEWALL; CONFIRM WESTCOAT OR SIMILAR TYPE OF SYSTEM; WRAP FINISH LAYER/TEXTURE UP 2" OF EXPOSED SIDEWALL
- 08 1-1/2" CONCRETE TOPPING; CONTAINS PIPING FOR HYDRONIC HEATING SYSTEM
- 09 6 MIL PLASTIC VAPOR BARRIER
- 10 3/4" PLYWOOD FLOOR DECKING PER STRUCTURAL; AT EXTERIOR DECKS BLOCK ALL JOINTS PER DECKING COATING MFR. REQUIREMENT
- 11 R-10 POLYSO INSULATION, CONFIGURED AS SHOWN TO TOP OF FOOTING OR 2-FT (MAX.) IN LENGTH.
- 12 VINYL WINDOW OR SLIDING DOOR FRAME WITHOUT FLANGE AND ON 1/4-INCH INTERMITTENT SHIMS FOR DRAINAGE.
- 13 CLADDING; VARIES; SEE ELEVATIONS
- 14 6" C.I.P. CONCRETE SLAB-ON-GRADE PER STRUCTURAL; CONTAINS PIPING FOR HYDRONIC HEATING SYSTEM; OVER R-10 RIGID INSULATION, 6-MIL PLASTIC VAPOR BARRIER & 4" A.B.C.
- 15 PLYWOOD SHEATHING PER STRUCTURAL
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- 17 CONCRETE & REINFORCING PER STRUCTURAL (TYPICAL)
- 18 12-INCH WIDE GRACE VYCOR SILL PAN / FLASHING W/ END DAMS. AT EACH SILL CORNER, INSTALL VYCORNERS AND CORNER PATCHES PER THE MFR'S RECOMMENDATIONS; WRAP UP THE STEEL ANGLE TO CREATE A DAM.
- 19 CONT. BACK DAM ANGLE, MIN. 1-INCH TALL WITH VINYL ASSEMBLY FASTENED THROUGH ANGLE PER MFR. RECOMMENDATIONS.
- 20 4" PERF. FOOTING DRAIN; SET IN DRAIN ROCK AND WRAP IN FILTER FABRIC; TIE IN WITH THE FOUNDATION, WATERPROOFING SYSTEM WHEN APPLICABLE.
- 21 3/8" SEALANT JOINT WITH BACKER ROD.
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- 24 ROOF FASCIA - 2 x 10 WOOD FASCIA; NOTE THAT IN SOME INSTANCES THIS FASCIA IS STRUCTURAL; SEE STRUCTURAL DRAWINGS.
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- 33 NOT USED
- 34 EXTRUDED ALUMINUM HORIZONTAL OR VERTICAL TRIM ACCESSORY (BY EXTREMETRIM OR APPROVED); PAINT PER MFR'S RECOMMENDATIONS; APPROXIMATE CONFIGURATION AS SHOWN.
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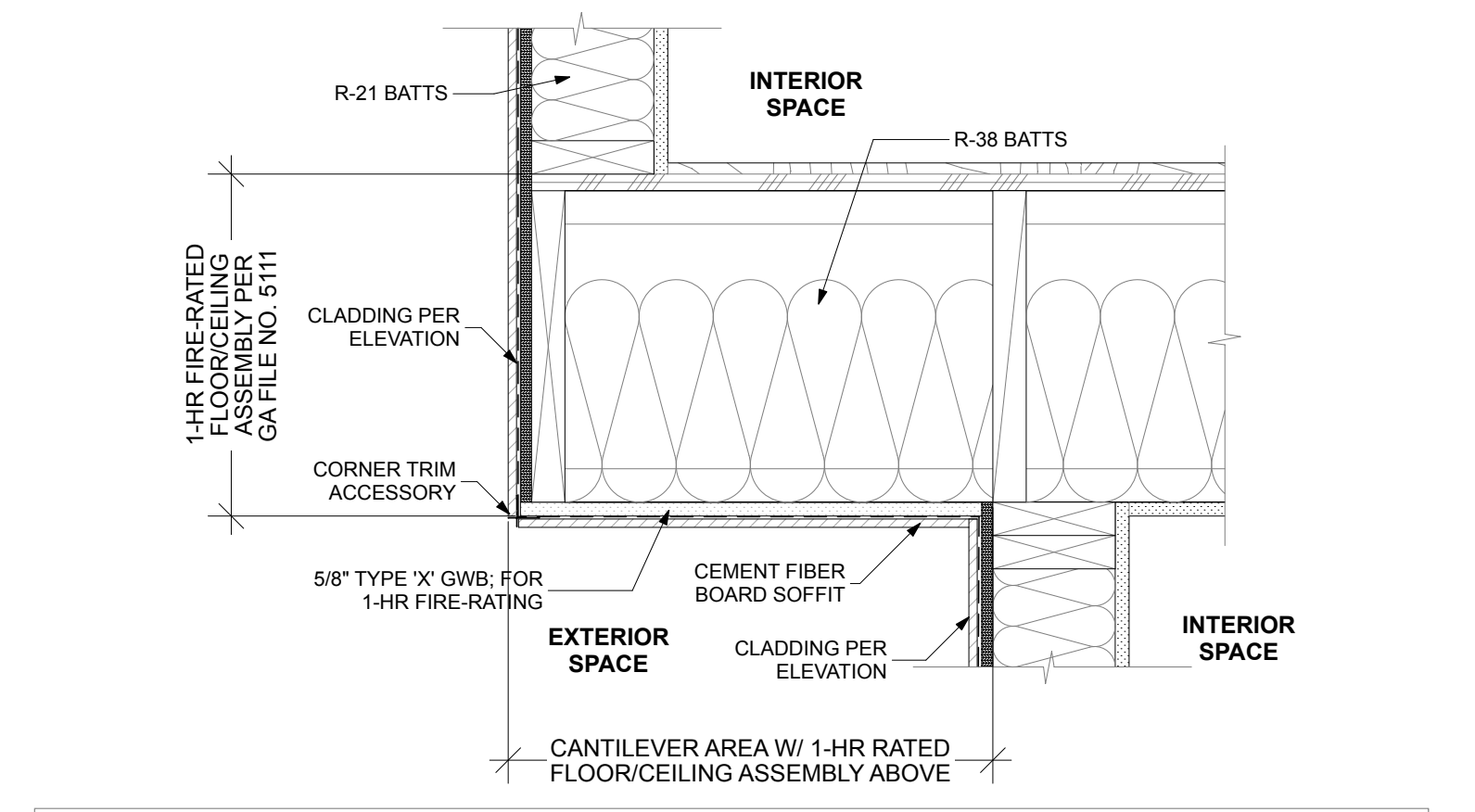
7 ROOF @ SIDE WALL
SCALE: 1 1/2" = 1'-0"



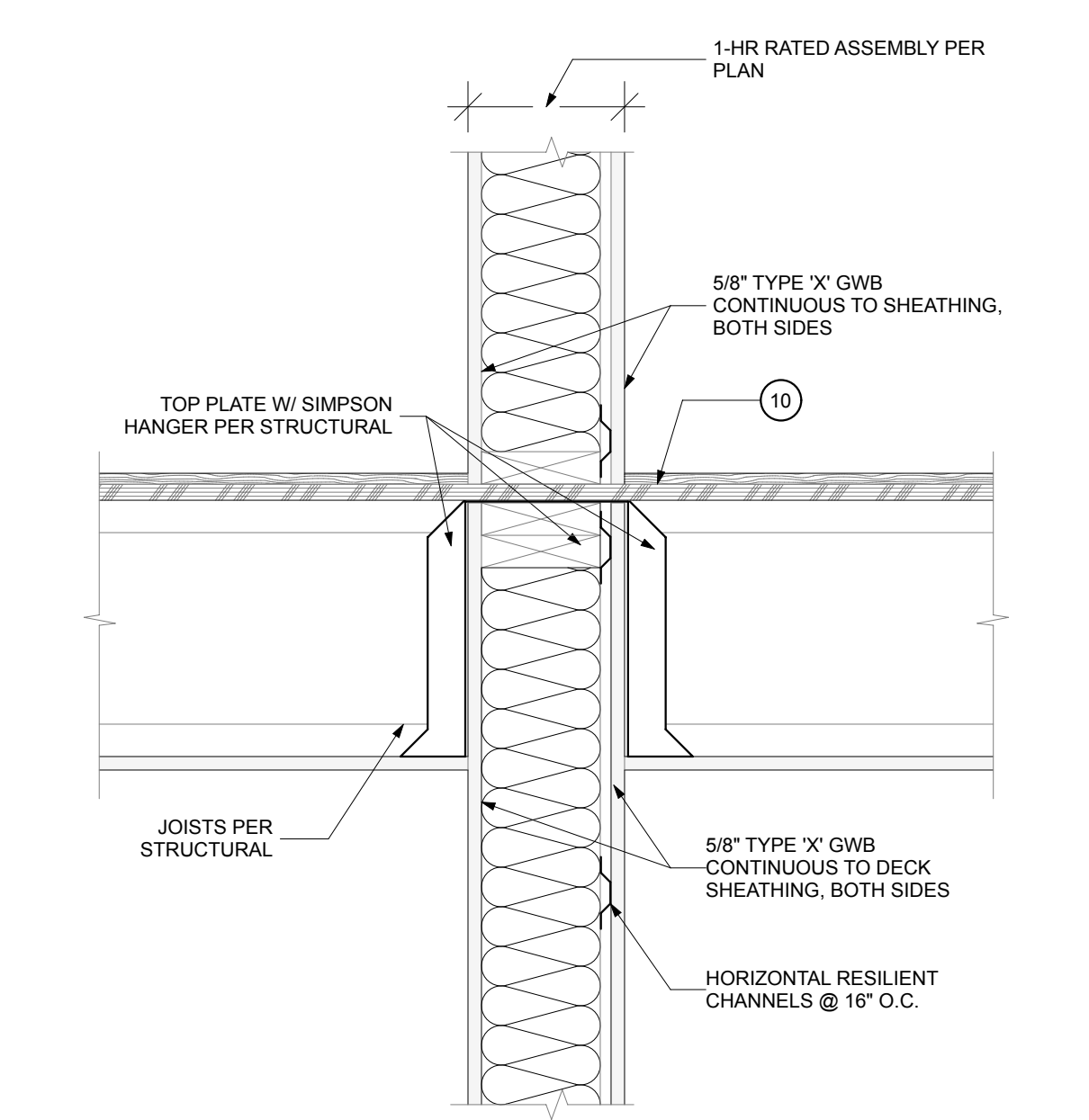
4 DEMISING WALL @ ROOF
SCALE: 1 1/2" = 1'-0"



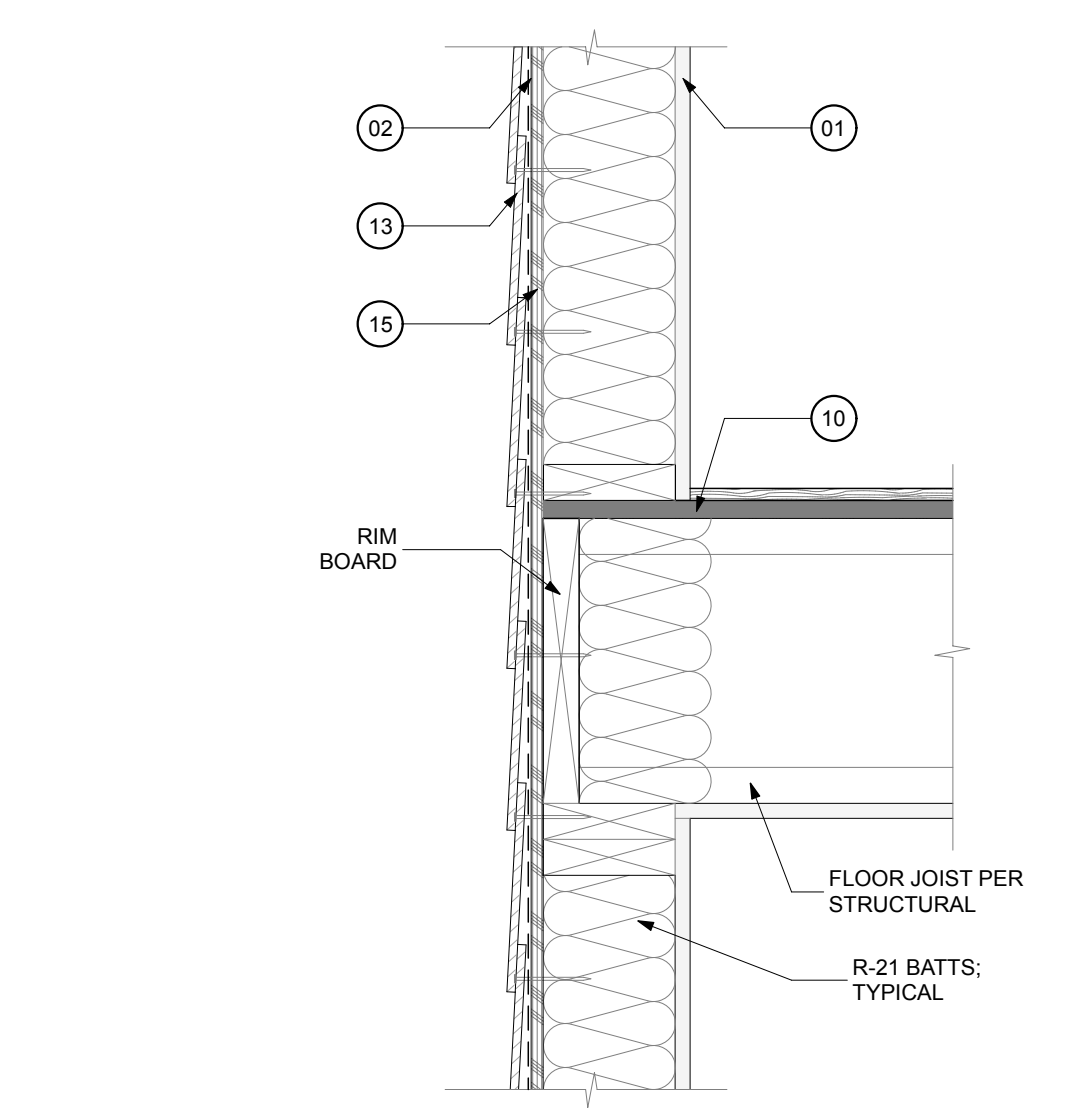
1 ROOF EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



| GA FILE NO. FC 5111 | GENERIC | 1 HOUR FIRE | 50 to 54 STC SOUND |
|--|---------|-------------------------|-----------------------------------|
| WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS | | | |
| <p>Base layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1 1/4" Type S drywall screws 12" o.c. Resilient channels applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 1/4" Type W drywall screws. Face layer 1/2" type X gypsum wallboard applied at right angles to channels with 1 5/8" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1 1/2" type G screws 12" o.c. Edge joints offset 24" from base layer edge joints. Wood I-joists supporting 5/8" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c.</p> | | | |
| STC and IIC tested with 40 oz carpet over 1/4" foam pad. | | | |
| | | Approx. Ceiling Weight: | 5 psf |
| | | Fire Test: | NRCC A-4440.1 (Revised), 5-24-97 |
| | | Sound Test: | NRCC B-3150.2, 6-30-00 (68 C & P) |
| | | IIC & Test: | NRCC B-3150.2, 6-30-00 |



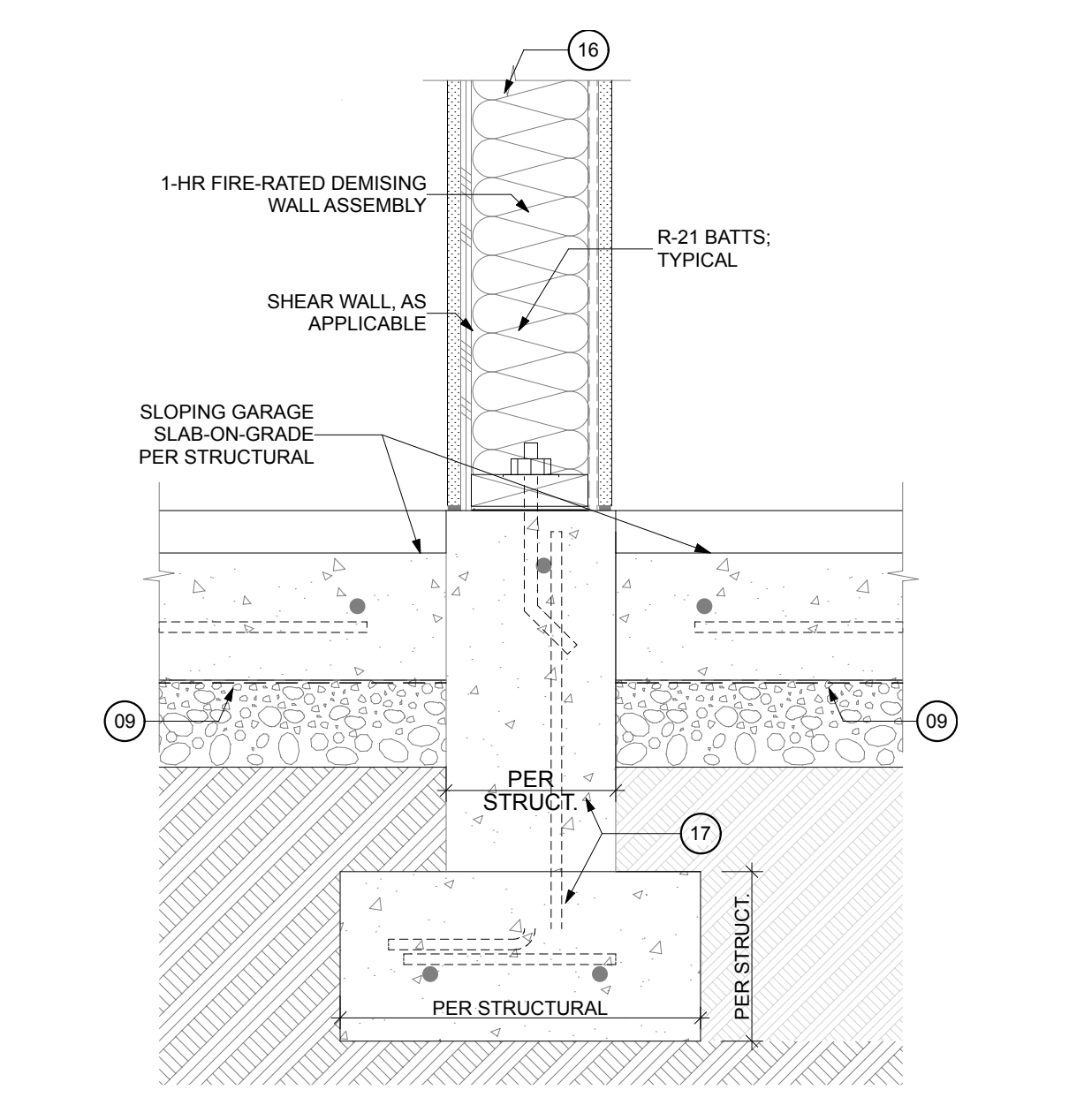
5 DEMISING WALL @ FLOOR
SCALE: 1 1/2" = 1'-0"



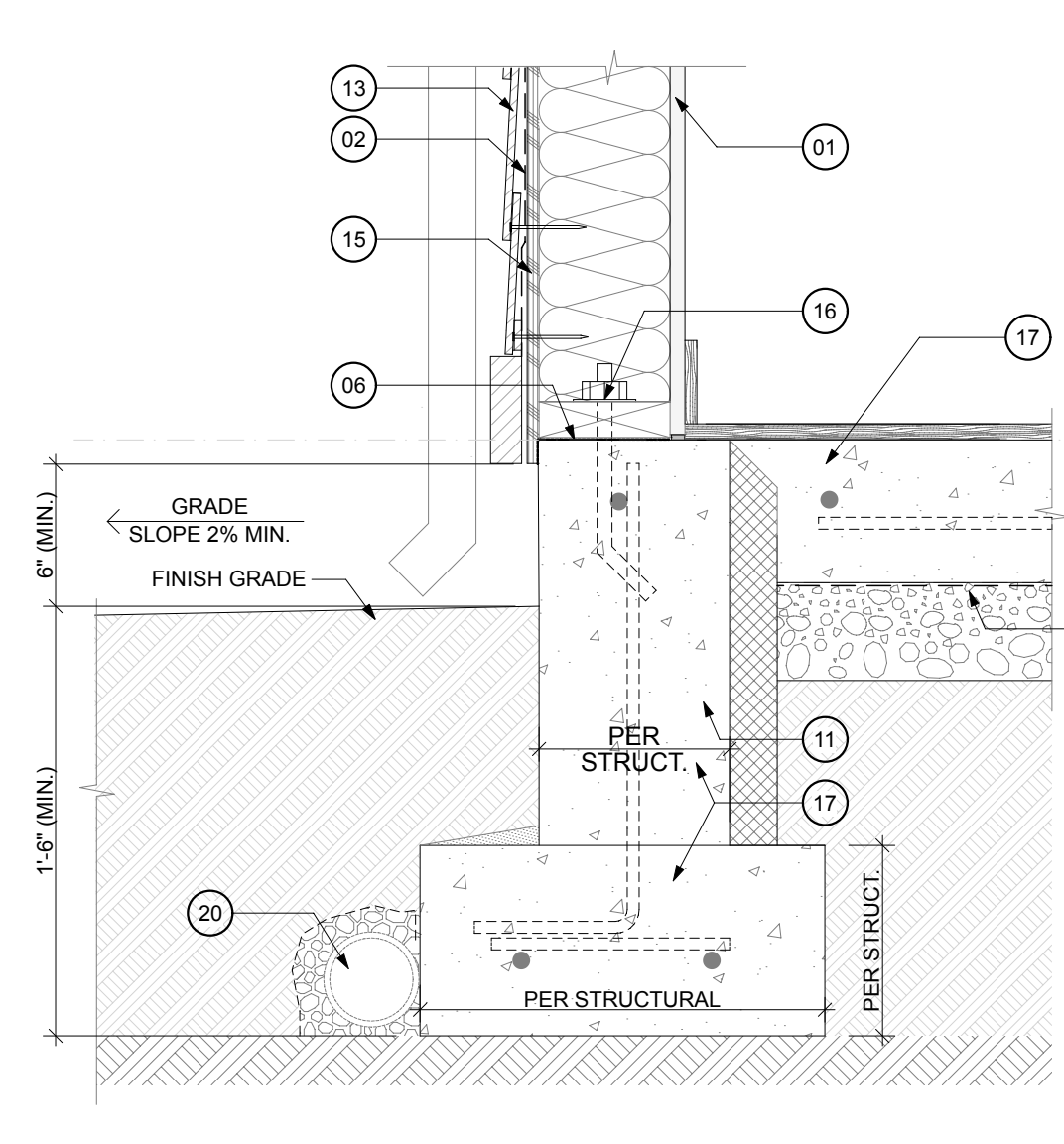
2 FLOOR @ EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"



8 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"



6 FOUNDATION DETAIL
SCALE: 1 1/2" = 1'-0"

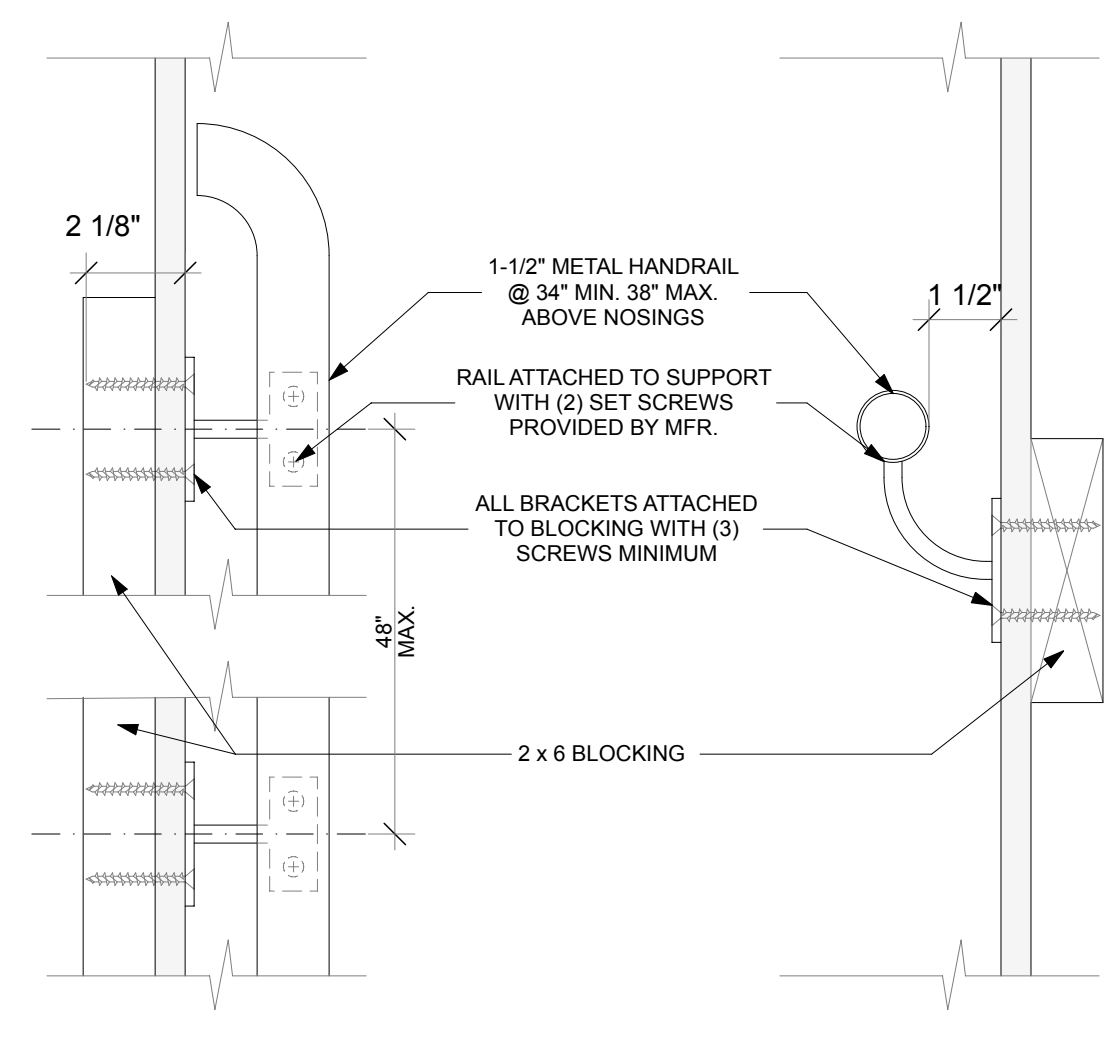


3 TYPICAL FOUNDATION DETAIL
SCALE: 1 1/2" = 1'-0"

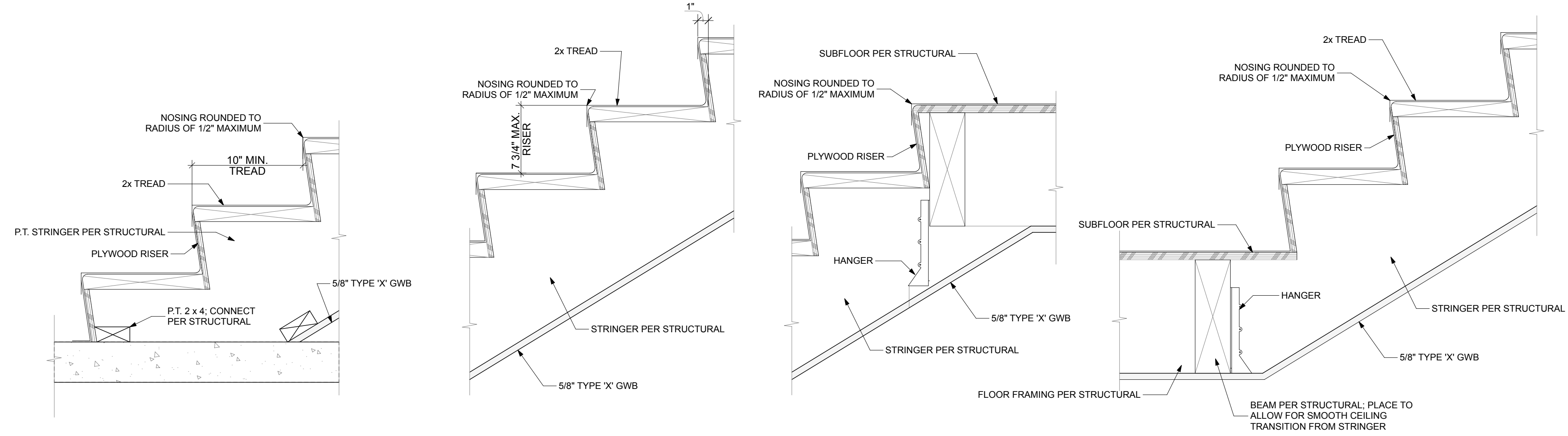
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DETAIL REFERENCE NOTES

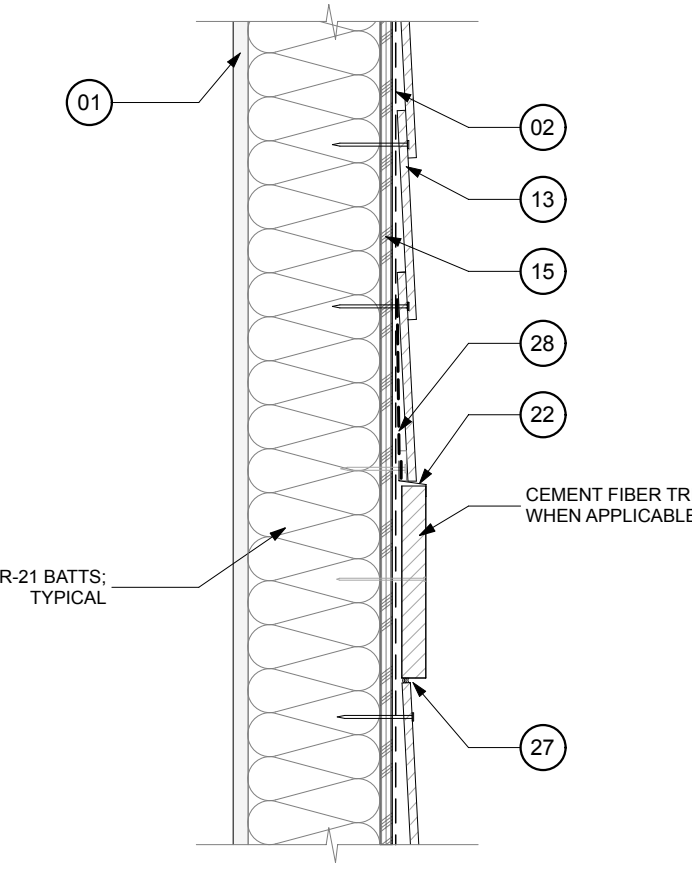
- 01 5/8" G.W.B. ; WATER RESISTANT AT WET AREAS
- 02 VAPOR PERMEABLE AIR BARRIER / W.R.B. FIELD MEMBRANE; SEAL ALL PENETRATIONS PER MFR. RECOMMENDATIONS; TYPICAL
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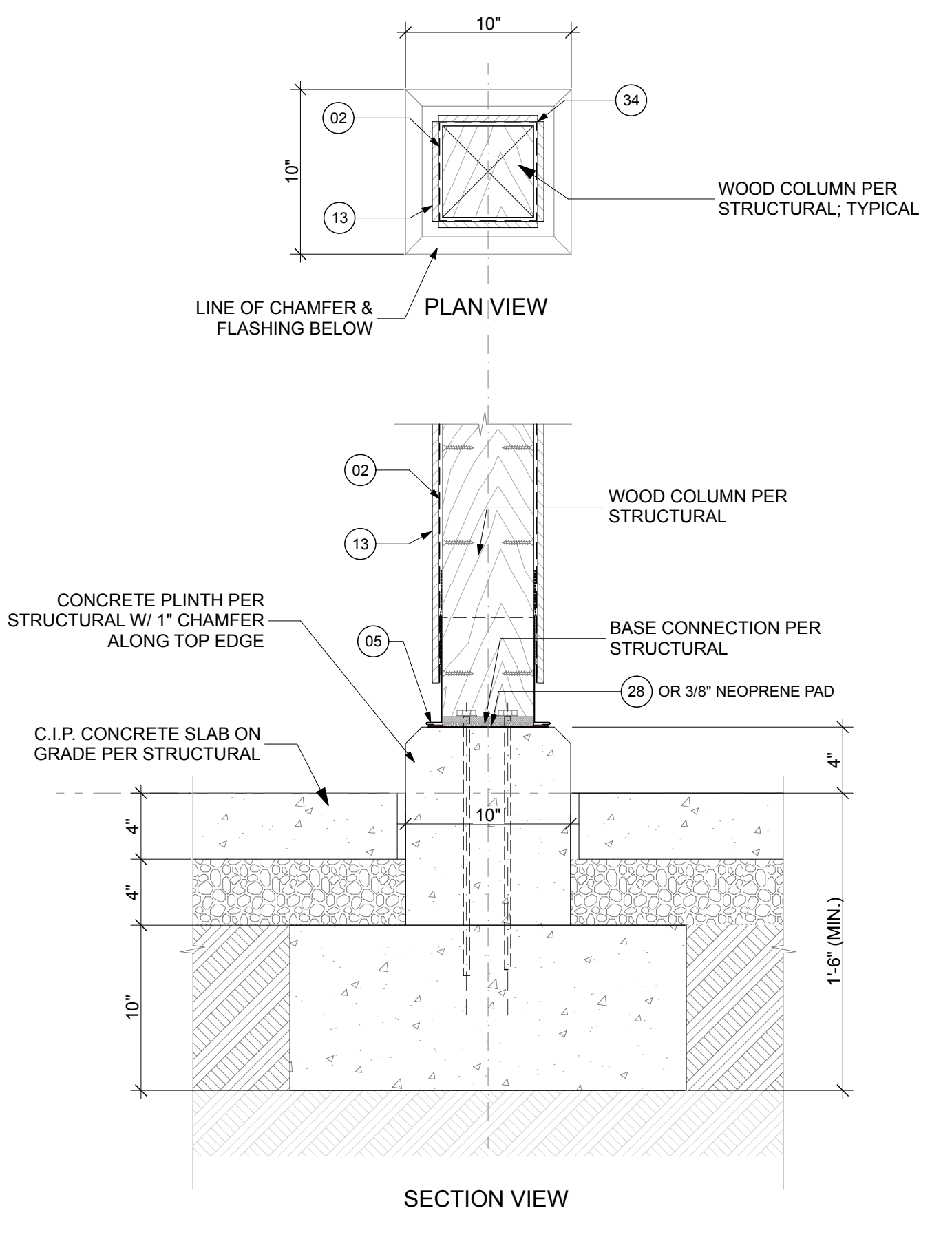
2 TYPICAL HANDRAIL DETAIL
SCALE: 3" = 1'-0"



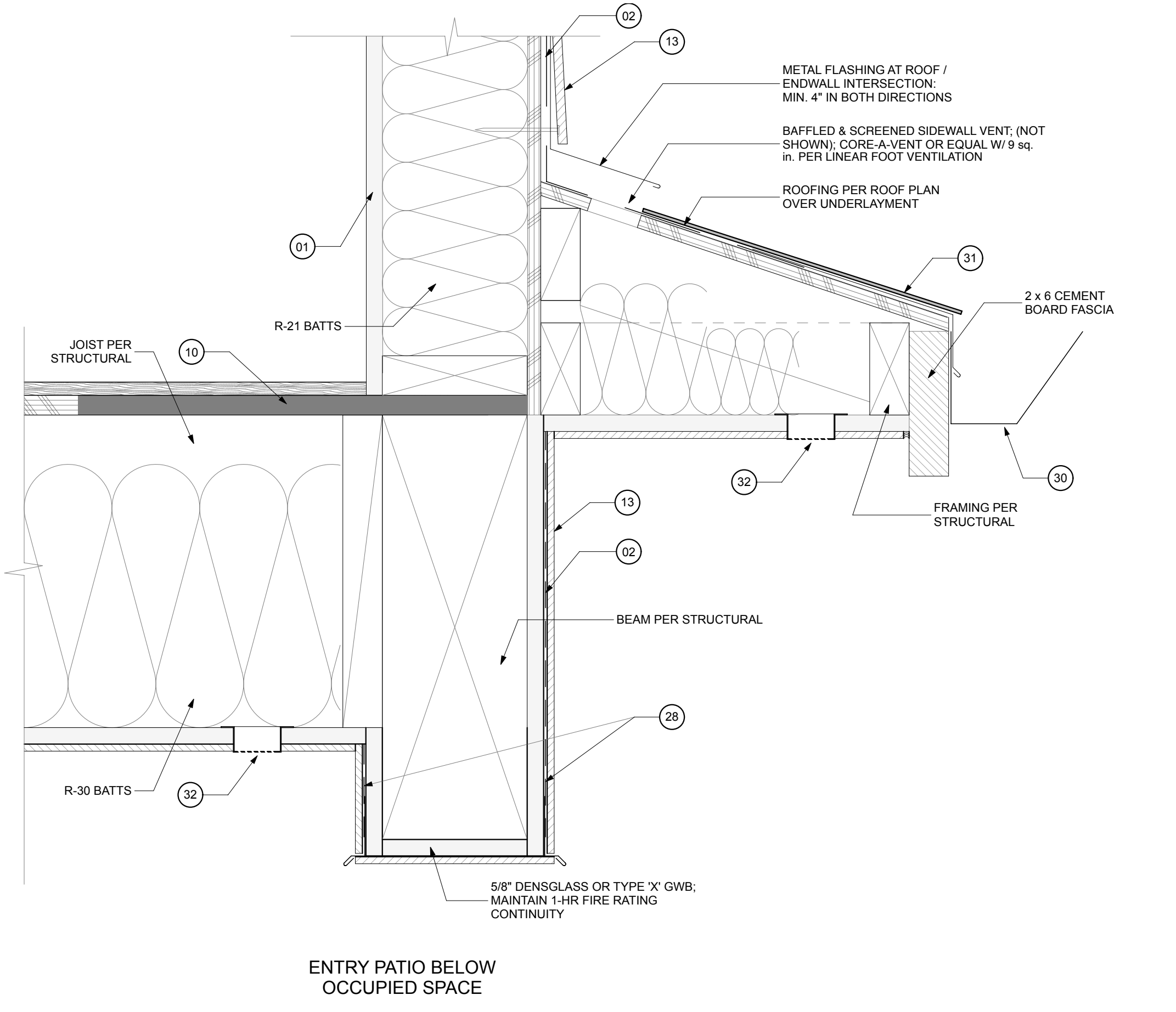
1 TYPICAL STAIR DETAILS
SCALE: 1 1/2" = 1'-0"



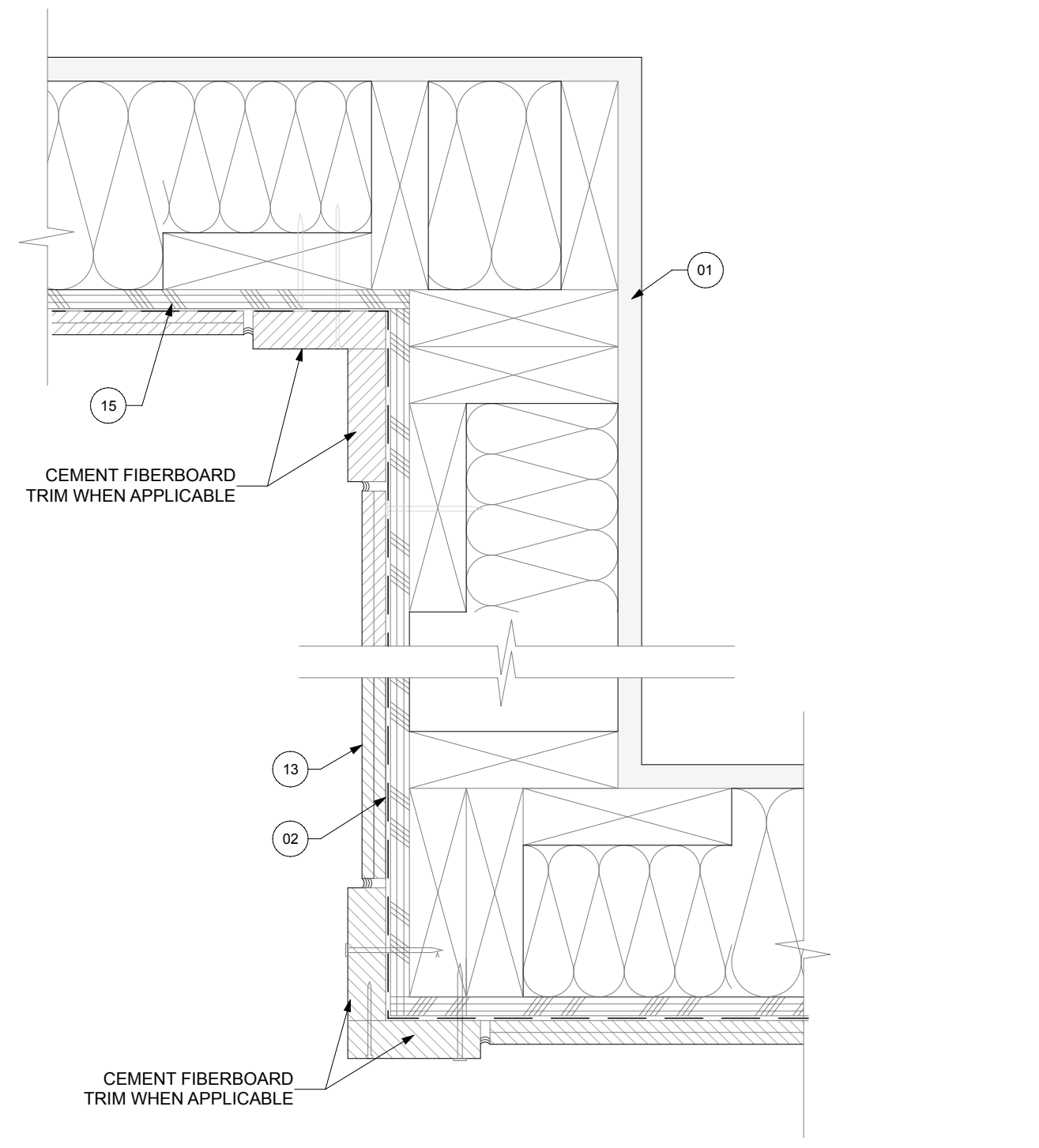
5 EXTERIOR TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



6 COLUMN DETAILS
SCALE: 1 1/2" = 1'-0"



4 CLAD BEAM DETAIL
SCALE: 3" = 1'-0"



3 TYPICAL CLADDING TRANSITION
SCALE: 3" = 1'-0"

S9

SYNTHESIS 9, LLC
824 N. D ST.
TACOMA, WA 98403

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AGENCY REVIEW | 24.03.12

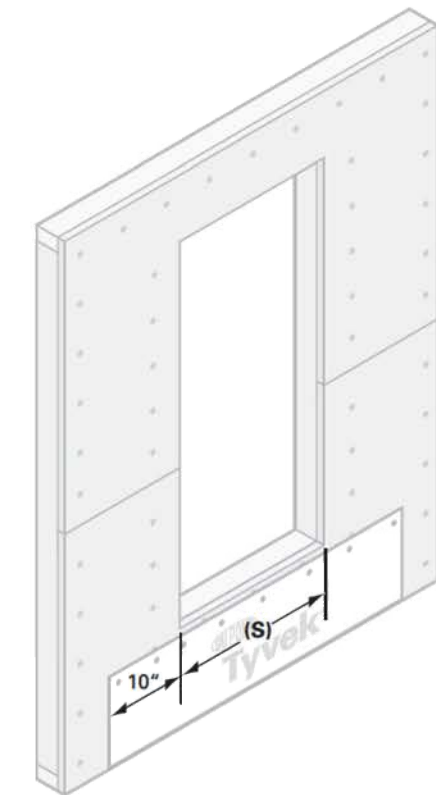
Non-Flanged Door BEFORE Water-Resistive Barrier (WRB) Is Installed

This installation guide is intended for doors installed above grade and with wood floor construction. Method applies to the following products:

- DuPont™ StraightFlash™, DuPont™ StraightFlash™ VF, DuPont™ FlexWrap™ NF, and DuPont™ Flashing Tape

STEP 1

Attach apron made of DuPont™ Tyvek® WRB under sill (S). Apron should extend at least 10" beyond sides of rough opening jambs (or to fast stud in open stud construction), and far enough below the rough opening to overlap the sill plate or the DuPont™ Tyvek® WRB below. The top of the apron should be securely attached to the wall and the bottom of the apron should be left unsecured so it can overlap the DuPont™ Tyvek® WRB which will be installed after the door.

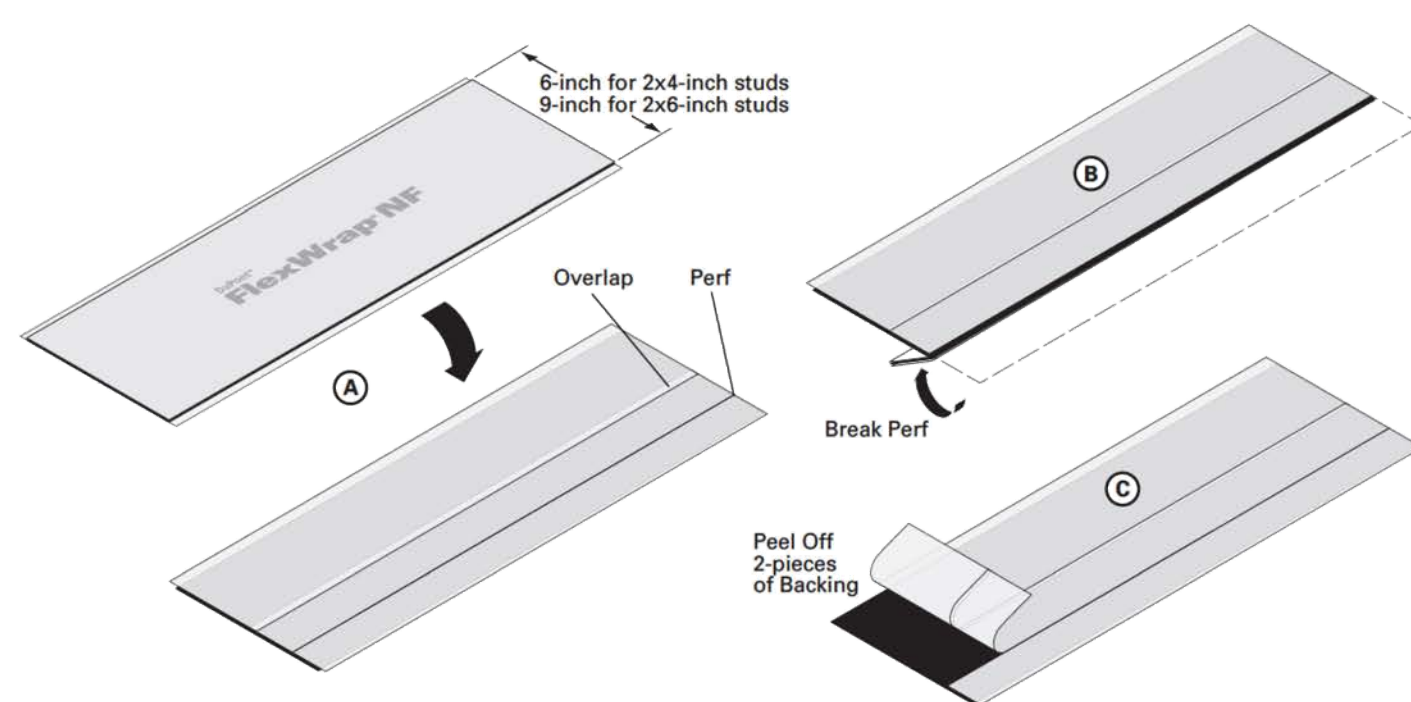


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STEP 2

Preparation of sill flashing:

- Cut piece of DuPont™ FlexWrap™ NF at least 12" **LONGER** than the width of the sill (S).
- DuPont™ FlexWrap™ NF has perforated release paper to help with the formation of the back dam. To ensure that the perforation tears cleanly, fold the perforation 180° and crease the flashing.
- Remove the two widest pieces of release paper leaving the narrowest release paper on the flashing. When the finished floor is applied, the release paper can be removed and the back dam can be completed.

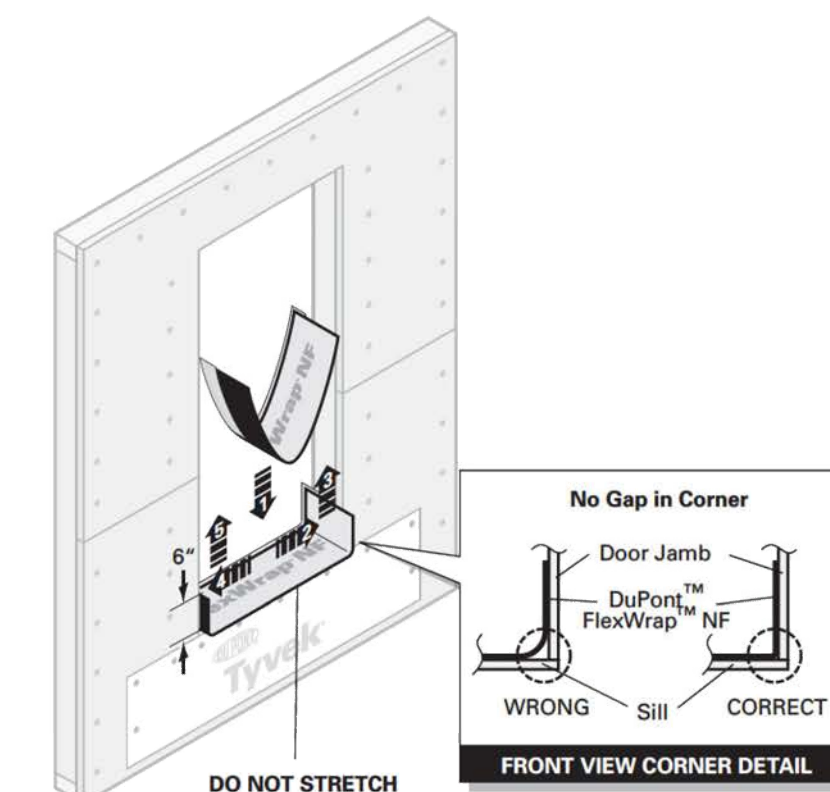


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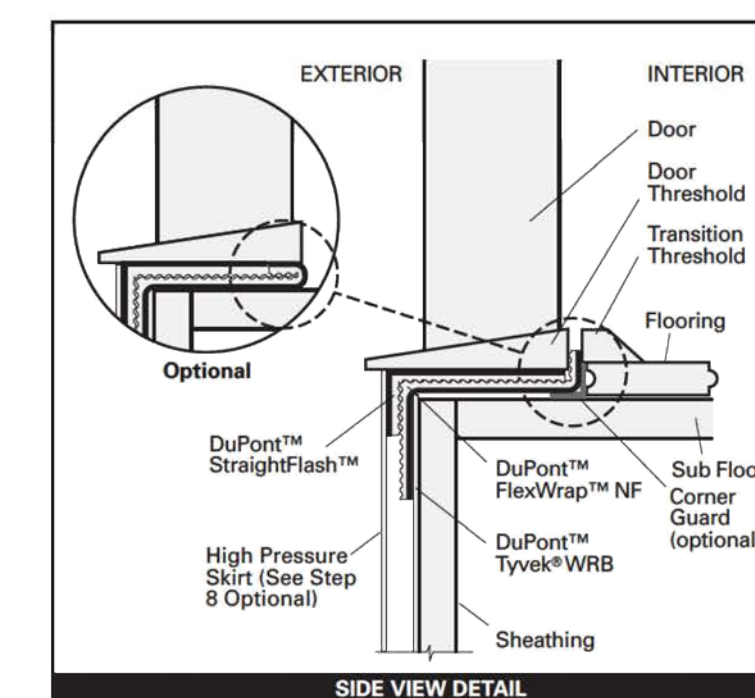
STEP 3 (OPTIONAL BACK DAM)

Install the sill flashing as indicated leaving the 1" of DuPont™ FlexWrap™ NF with release paper extending it past the door threshold on the inside. When the 1" of release paper is removed, there should be 3/4" of flashing to form the back dam.

OPTION 2: Some flooring cannot accommodate a back dam. In that case fold the 1" back dam on top of DuPont™ FlexWrap™ NF in the sill. Door will be installed on top of the 1" fold to create a back dam.



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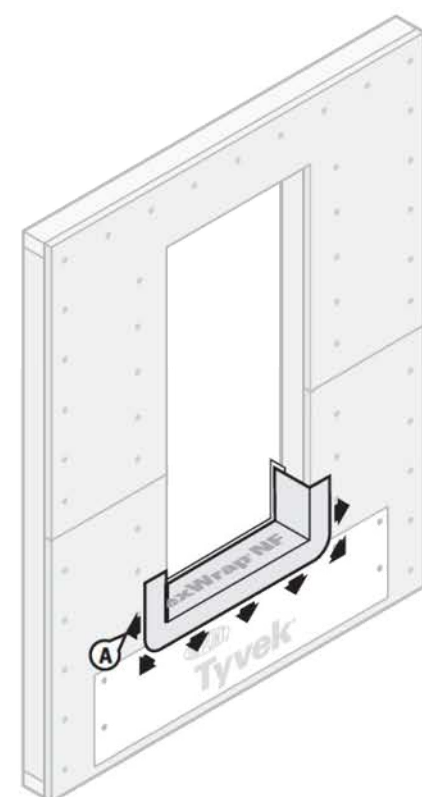
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ARCHITECT
TERRY J. ALLEN
STATE OF WASHINGTON
9251

STEP 4

A. Fan out DuPont™ FlexWrap™ NF at bottom corners onto the face of the wall. Coverage of DuPont™ FlexWrap™ NF should be 2" to 3" onto the face of the wall.

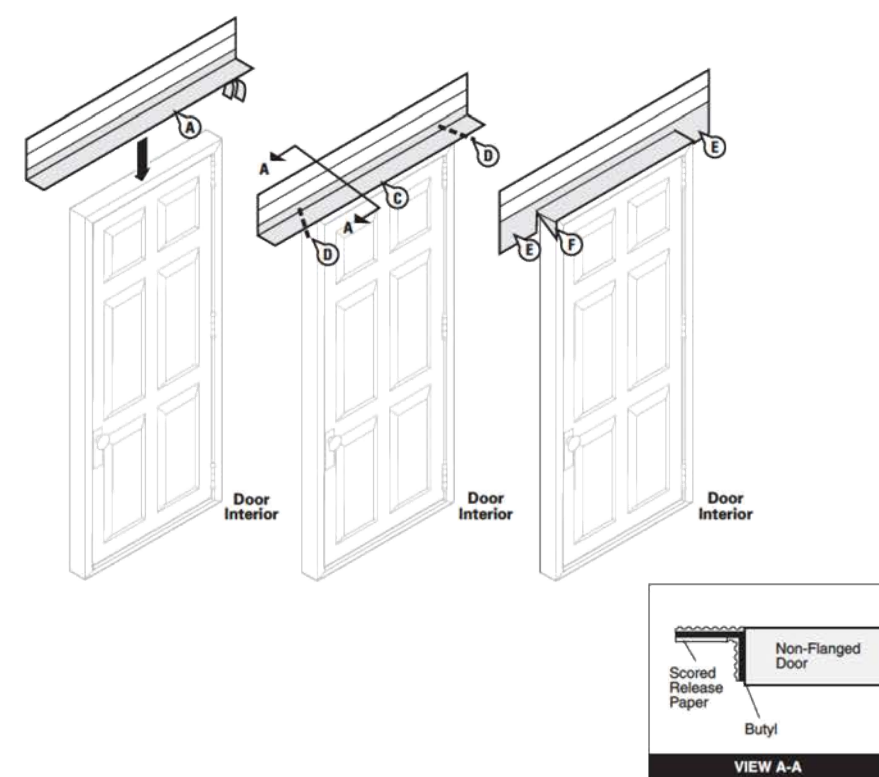


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STEP 5

A. FOR NON-FLANGED DOORS ONLY

- Prepare head flashing by cutting a piece of DuPont™ StraightFlash™ VF at least twelve (12) inches **LONGER** than the head length.
- Remove the release paper from one side of DuPont™ StraightFlash™ VF.
- Center the DuPont™ StraightFlash™ VF along the length of the door and position so that it contacts the door frame.
- Beginning at the junction of the jamb and head and away from the corners cut the DuPont™ StraightFlash™ VF along the corner at a 45° angle.
- Fold the newly created flashing flaps down parallel to the door frame.
- Fold remaining head flashing onto the jamb.



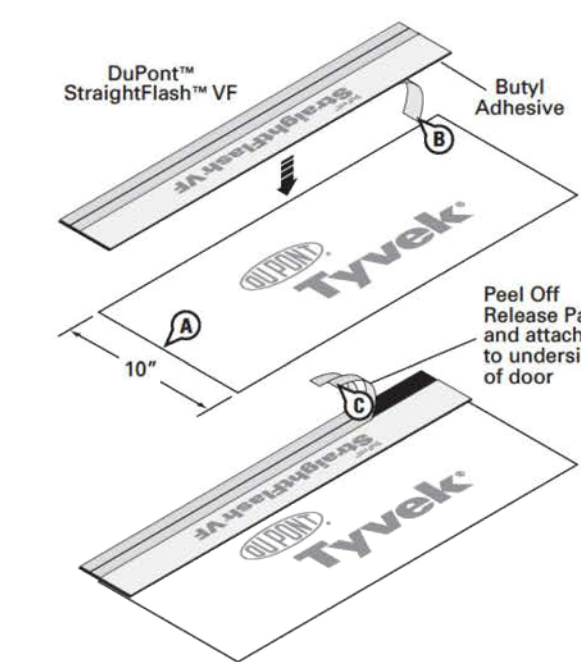
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FOR NON-FLANGED DOORS

STEP 8 (OPTIONAL - HIGH PRESSURE SKIRT)

For extreme weather conditions, performance requirements exceeding ASTM E1677, or window/door design ratings of DP45 or greater, see *General Instructions*.

- Create the high pressure skirt by cutting a piece of DuPont™ Tyvek® WRB 1" wider than the width of the door opening and approximately 10" in height.
- Cut a piece of DuPont™ StraightFlash™ VF to the same width of skirt. Remove release paper from one side of DuPont™ StraightFlash™ VF and adhere to the DuPont™ Tyvek® WRB. The skirt may be made with DuPont™ StraightFlash™ VF, DuPont™ StraightFlash™ or DuPont™ Flashing Tape.
- Remove the release paper from the other side of DuPont™ StraightFlash™ VF and adhere the butyl adhesive at the sill skirt to the underside of the door threshold behind the jamb flashing.
- Secure edges of the optional skirt with two 4" pieces of DuPont™ StraightFlash™ or DuPont™ Flashing Tape.
- Tape the bottom of the optional skirt to allow for drainage and to minimize wind damage during construction.
- If sealant is applied to the sill, insure (2) 2" gaps to allow for drainage for every 4' of door using DuPont™ Residential Sealant, DuPont™ Commercial Sealant, or recommended sealant.

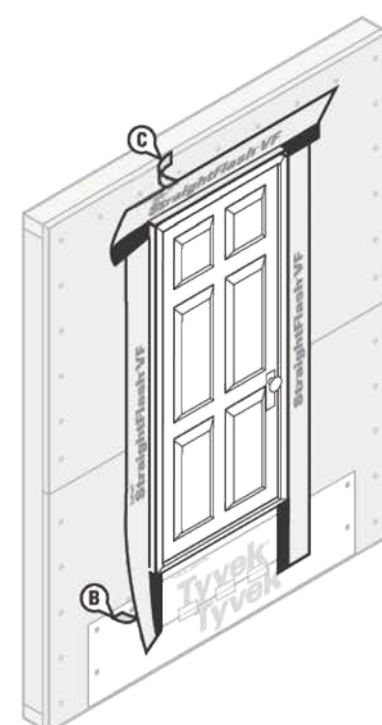


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STEP 9

- Install door according to manufacturer's installation instructions.
- Remove the remaining release paper from the DuPont™ StraightFlash™ VF jamb flashing and press firmly to adhere it to the DuPont™ Tyvek® WRB.
- Remove the release paper at the head and adhere it to the exterior sheathing or framing members.

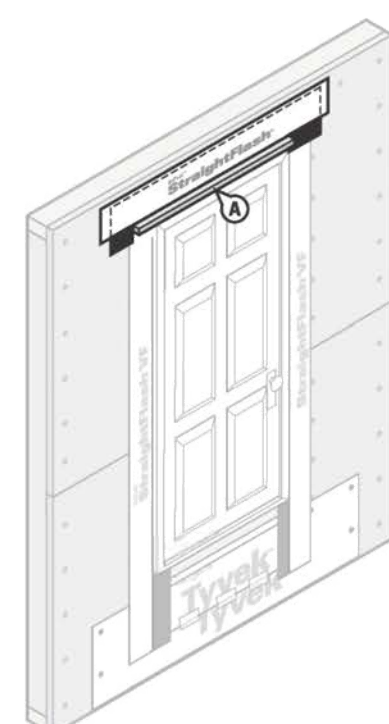
OPTIONAL: Cover exposed butyl with DuPont™ StraightFlash™, DuPont™ Flashing Tape or DuPont™ Tyvek® Tape.



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STEP 10 (OPTIONAL - RECOMMENDED BEST PRACTICE)

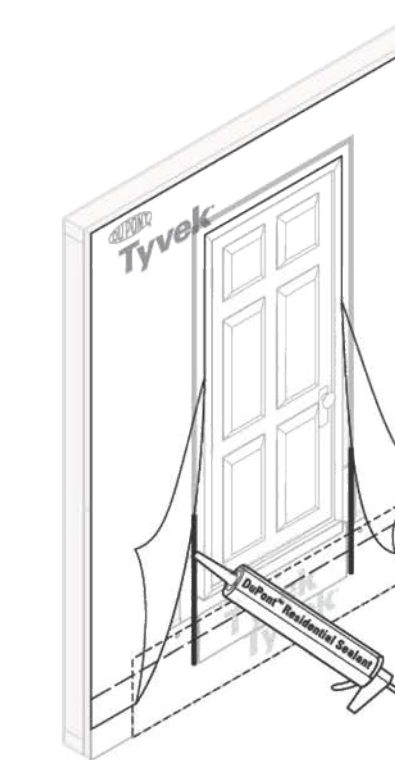
- Cut a piece of metal or vinyl drip cap slightly longer than the width of the door and place a bead of DuPont™ Residential Sealant, DuPont™ Commercial Sealant, or recommended sealant on the rear side. Install the drip cap tight against the door head and cover the top edge with DuPont™ StraightFlash™ or DuPont™ Flashing Tape.



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ALTERNATE TAPE DETAIL

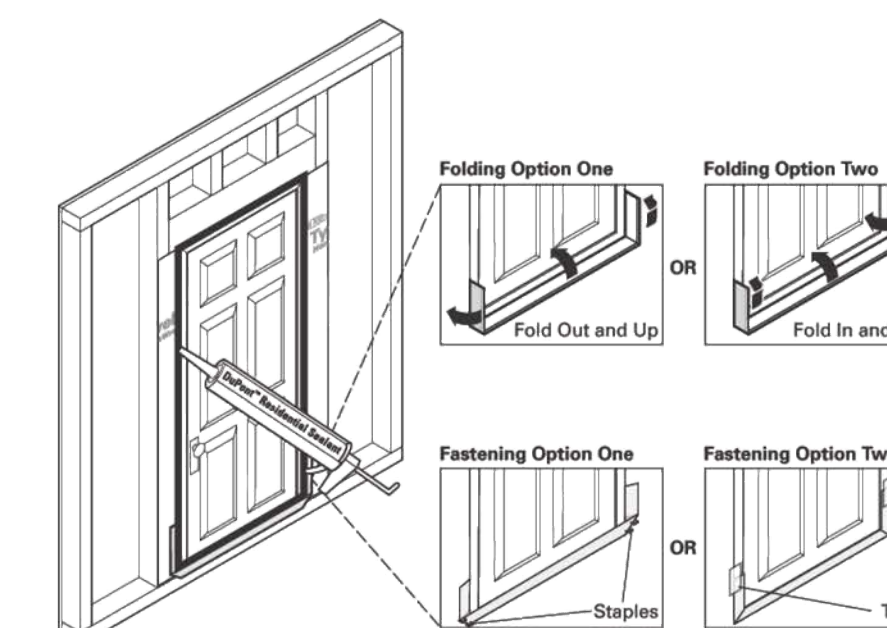
Place a continuous bead of DuPont™ Residential Sealant, DuPont™ Commercial Sealant, or recommended sealant around the jamb and head flashing under the DuPont™ Tyvek® WRB. Press the DuPont™ Tyvek® WRB securely into the sealant.



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STEP 13

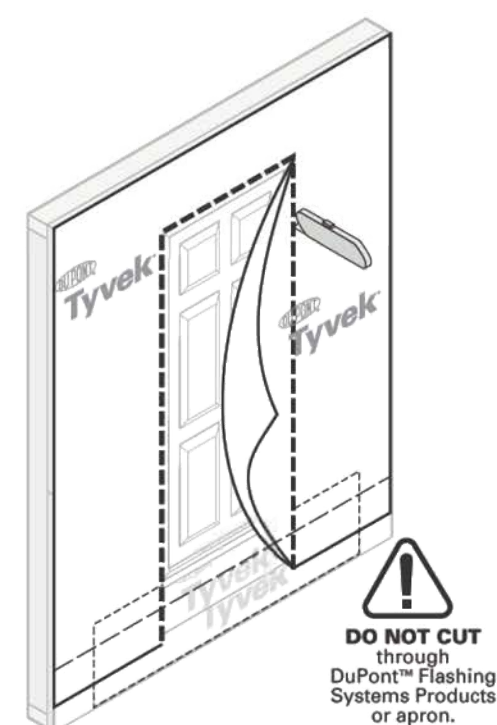
- Final Step**
- When the interior flooring is ready to install, remove release paper and use Folding Option One or Two to form back dam.
 - Install DuPont™ Residential Sealant, DuPont™ Commercial Sealant, or recommended sealant (and backer rod as necessary) around the window opening at the interior. It is also acceptable to use DuPont™ Window & Door Foam or recommended foam. The seal created by the sealant (and backer rod as necessary) or foam will also serve as a back dam. DuPont™ Residential Sealant or DuPont™ Commercial Sealant should be tooled flat to allow the natural curing process to create a concave shape. Be sure that the sealant penetrates the grooves of the DuPont™ FlexWrap™ NF around the sill.
- NOTE:** Installations that specify a window/door design rating of DP45 or greater require extra precautions. See *General Instructions* for performance requirements exceeding this design rating.



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- After installing the DuPont™ Tyvek® WRB, cut as shown to expose door and apron. (Refer to the DuPont™ Tyvek® Water-Resistive Barriers Installation Guidelines to install the DuPont™ Tyvek® WRB property).

DO NOT CUT THROUGH THE DUPONT™ FLASHING SYSTEMS PRODUCTS OR APRON.



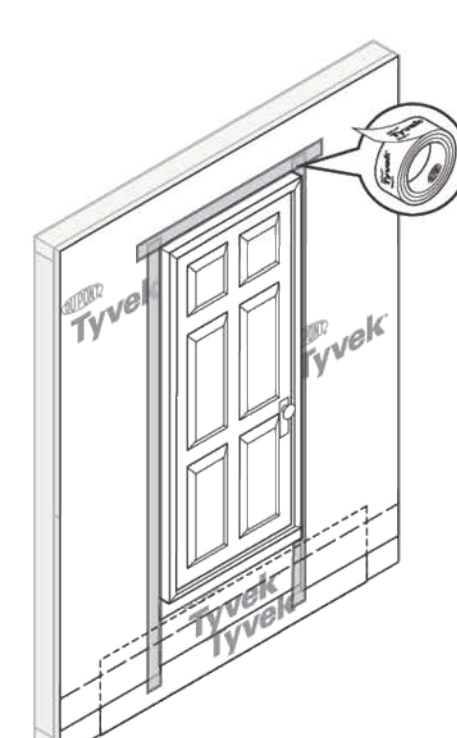
1 DOOR INSTALL H2O-PROOFING SEQUENCE

SCALE: 1" = 1'-0"

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STEP 11

- Tape seams as shown. **DO NOT TAPE** at bottom of window. At the head, continuous tape seams as shown with DuPont™ Tyvek® Tape. Skip taping at the head is acceptable if an air barrier is not required or if additional drainage is desired.
- Lap bottom of apron and the DuPont™ Tyvek® WRB over building materials below for proper shingling.



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ORTING DUPLEX
 514 Deded Ln SW ORTING WA 98360

REVISIONS

REVISIONS

DRAWN BY: BL
CHECKED BY: BL
DATE: 24.03.12
TITLE: DOOR H2O-PROOFING SEQUENCE
PROJECT #: 2402
SHEET:

A6.2

AGENCY REVIEW | 24.03.12

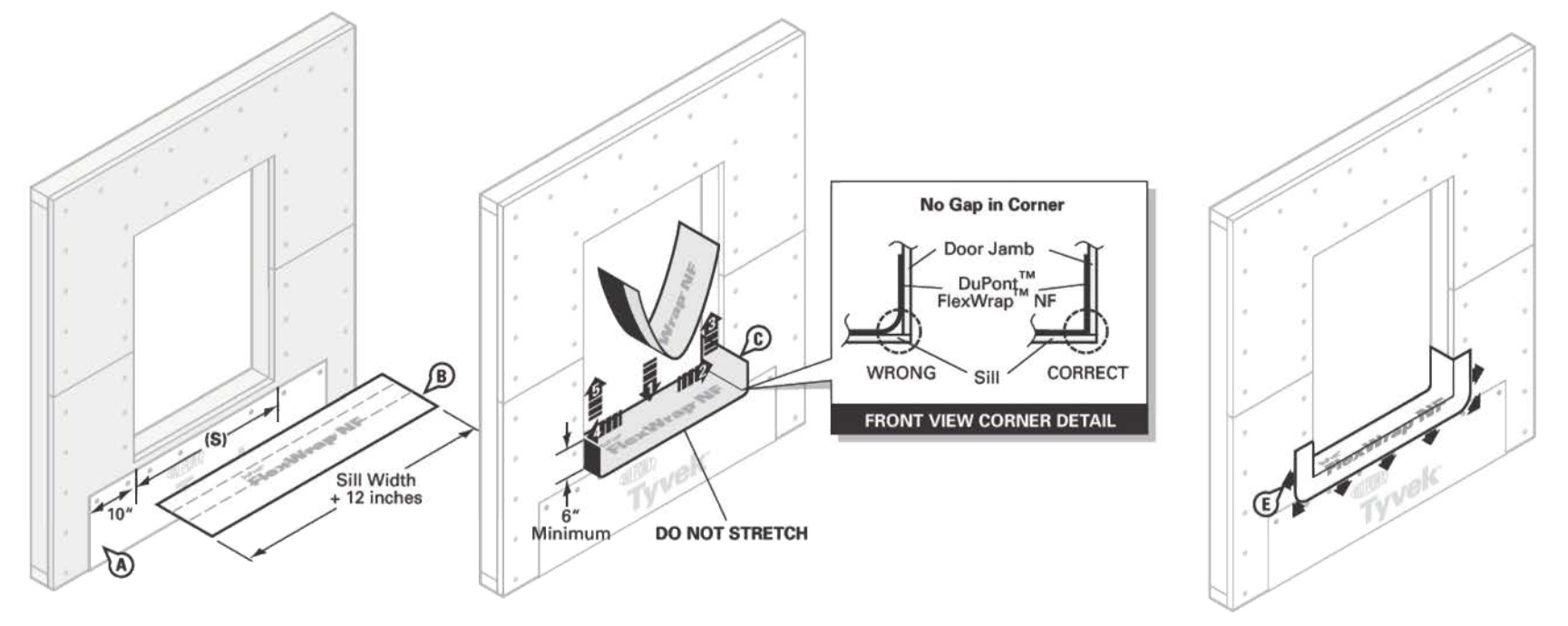
DuPont™ Flashing Systems Installation Guidelines

Integral Flanged Window BEFORE Water-Resistive Barrier (WRB) is Installed

Method applies to the following products:
 • DuPont™ StraightFlash™, DuPont™ FlexWrap™ NF, and DuPont™ Flashing Tape

STEP 1 - FOR RECTANGULAR WINDOWS

- A. Attach apron made of DuPont™ Tyvek® WRB under sill. Apron should extend at least 10" beyond sides of rough opening jambs (or to first stud in open stud construction), and far enough below the rough opening to overlap the sill plate or the DuPont™ Tyvek® WRB below. The top of the apron should be securely attached to the wall and the bottom of the apron should be left unsecured so it can overlap the DuPont™ Tyvek® WRB which will be installed after the window.
- B. Cut DuPont™ FlexWrap™ NF at least 12" **LONGER** than width of sill rough opening (S).
- C. Remove first piece of release paper, cover horizontal sill by aligning inside edge of sill, and adhere into rough opening across sill and up jambs (min. 6" on each side).
- D. Remove second release paper.
- E. Fan out DuPont™ FlexWrap™ NF at bottom corners onto the face of the wall. Coverage of DuPont™ FlexWrap™ NF should be 2" to 3" onto the face of the wall.

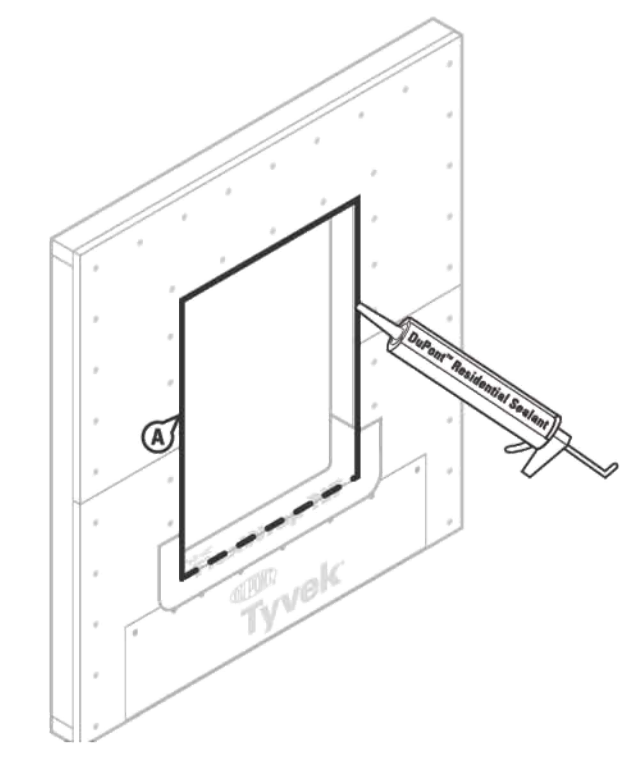


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DuPont™ Flashing Systems Installation Guidelines

STEP 2

- A. Apply DuPont™ Residential Sealant, DuPont™ Commercial Sealant, or recommended sealant on three sides (jambs and head) as shown below. If sealant is applied to the sill, ensure that there are at least two (2) 2" gaps in the sealant bead for every 4' of window to allow for drainage.

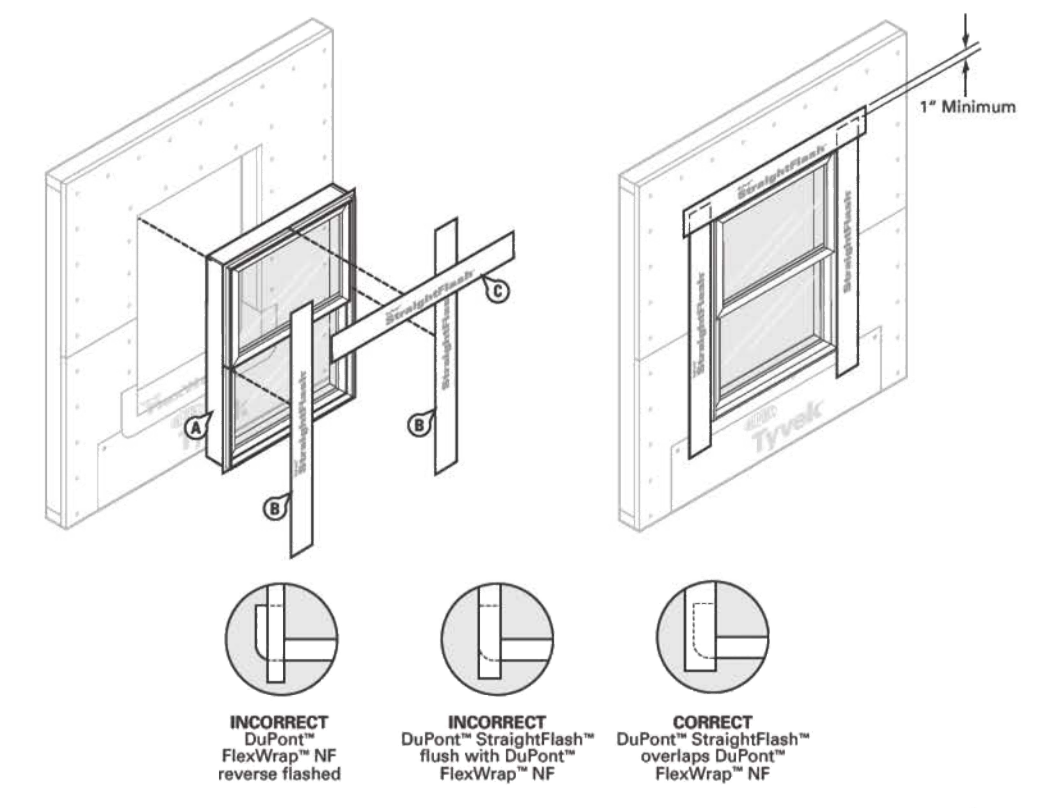


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STEP 3 - FOR RECTANGULAR WINDOWS

- A. Install window according to manufacturer's instructions.
- B. Cut two pieces of DuPont™ StraightFlash™, DuPont™ FlexWrap™ NF, or DuPont™ Flashing Tape for jamb flashing extending 1" above window head flange and below bottom edge of sill flashing. Remove release paper and press tightly along sides of window frame.
- C. Cut a piece of DuPont™ StraightFlash™, DuPont™ FlexWrap™ NF, or DuPont™ Flashing Tape for head flashing, which extends beyond outer edges of jamb flashings. Remove release paper and install completely covering flange and adhering to exposed sheathing or framing members.

NOTE: Ensure proper shingling. DuPont™ StraightFlash™, DuPont™ Flashing Tape, or DuPont™ FlexWrap™ NF at jambs must overlap the DuPont™ FlexWrap™ NF at the sill and adhere to the DuPont™ Tyvek® WRB below the sill.



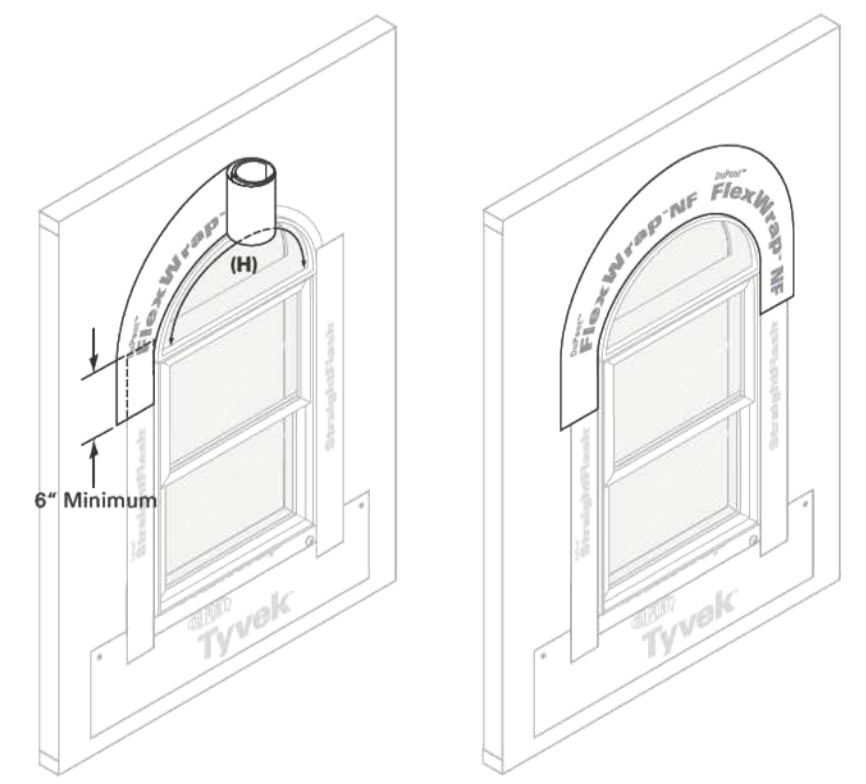
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DuPont™ Flashing Systems Installation Guidelines

STEP 4 - FOR ROUNDTOP WINDOWS

NOTE: Follow rectangular window instructions (Steps 1 through 3B) for proper installation of sill and jamb flashing prior to head flashing installation.

- A. Cut DuPont™ FlexWrap™ NF head flashing at least 12" **LONGER** than the arc length (H) of roundtop window.
- B. Remove both release papers and install to conform around top of window, covering entire mounting flange and adhering to exposed sheathing or framing members. Head flashing should overlap jamb flashings by at least 6".

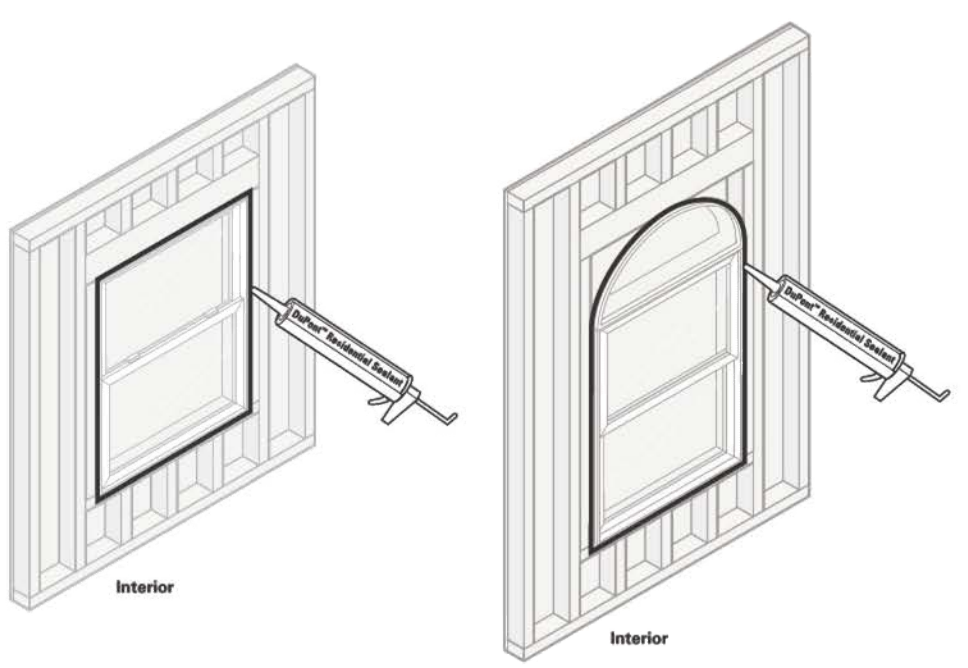


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STEP 5

Install DuPont™ Residential Sealant, DuPont™ Commercial Sealant, or recommended sealant (and backer rod as necessary) around the window opening at the interior. It is also acceptable to use DuPont™ Window and Door Foam or recommended foam. The seal created by the sealant (and backer rod as necessary) or foam will also serve as a back dam. DuPont™ Residential Sealant or DuPont™ Commercial Sealant should be tooled flat to allow the natural curing process to create a concave shape. Be sure that the sealant penetrates the grooves of the DuPont™ FlexWrap NF™ around the sill.

NOTE: Installations that specify a window/door design rating of DP45 or greater require extra precautions. See General Instructions for performance requirements exceeding this design rating.



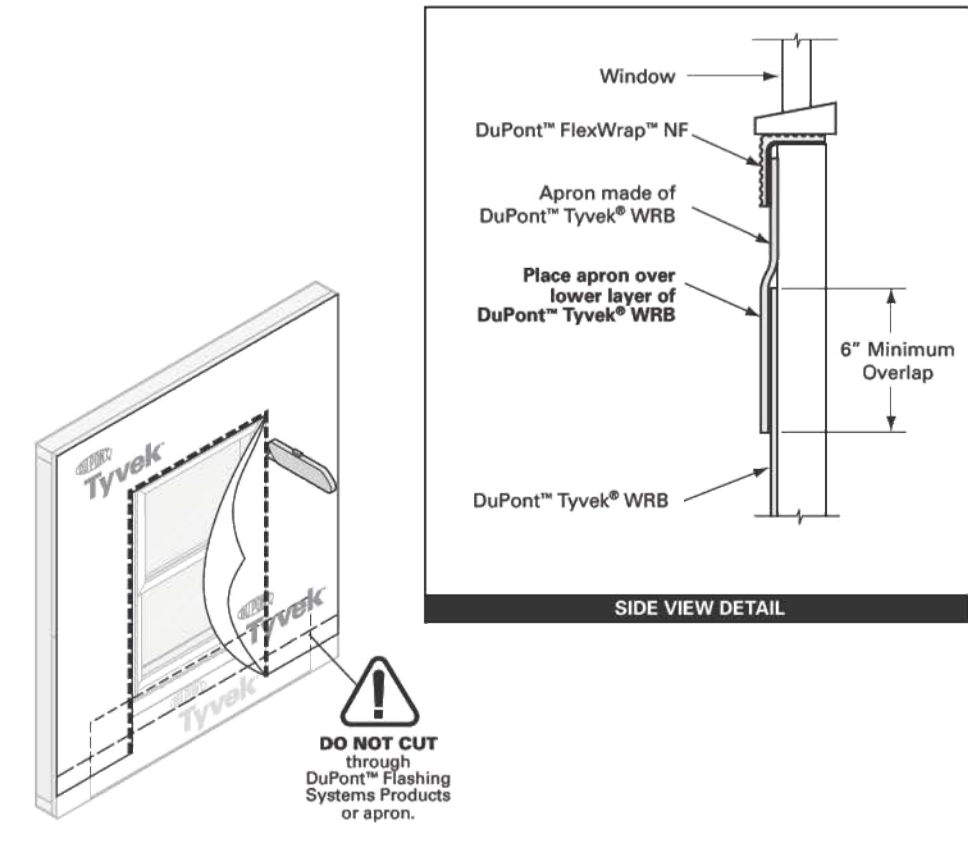
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DuPont™ Flashing Systems Installation Guidelines

STEP 6

After installing the DuPont™ Tyvek® WRB, cut as shown to expose window and apron. (Refer to the DuPont™ Tyvek® Water-Resistive and Air Barriers Installation Guidelines to install the DuPont™ Tyvek® WRB properly).

DO NOT CUT THROUGH THE DUPONT™ FLASHING SYSTEMS PRODUCTS OR APRON.

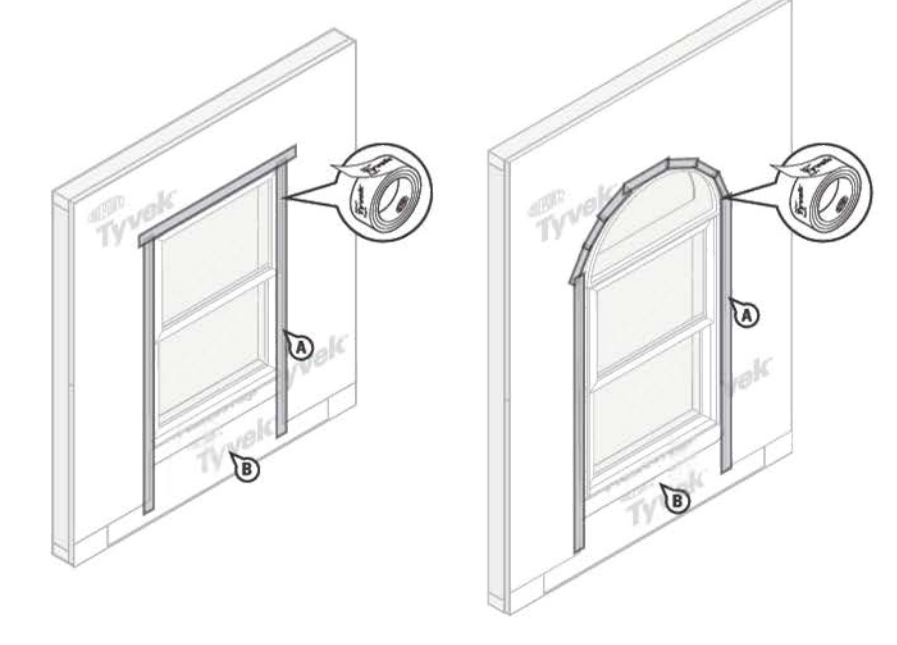


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STEP 7

Final Step

- A. Tape seams as shown. **DO NOT TAPE** at bottom of window. At the head, continuous tape seams as shown with DuPont™ Tyvek® Tape. Skip-taping at the head is acceptable if an air barrier is not required or if additional drainage is desired.
- B. Lap bottom of apron and DuPont™ Tyvek® WRB over building materials below for proper shingling.



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NOTE:
 ALL EXTERIOR WINDOWS AND DOORS SHALL BE INSTALLED AND WEATHERPROOFED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION AND WEATHER PROOFING INSTRUCTIONS SHALL BE AVAILABLE TO THE BUILDING ENVELOPE INSPECTOR AT THE TIME OF WEATHERIZATION INSPECTIONS.

1 WINDOW INSTALL H2O-PROOFING SEQUENCE
 SCALE: 1" = 1'-0"



| | | | |
|--------------|--|----------------------|---|
| TO: | Orting Planning Commission | DATE: | May 6, 2024 |
| FROM: | MillieAnne VanDevender, AICP Contract Planner | PROJECT TYPE: | Municipal Code Amendment |
| | | SUBJECT: | Potential Amendments to OMC 10-14-3, 13-2-18, 13-4-2, and 13-5-3 |

Background:

The City Council has asked the Planning Commission to consider updates to various Municipal code sections related to recreational vehicles (RVs) in the city because there are conflicting regulations within various sections of the Orting Municipal Code. For instance, the building codes in OMC 10-14 allow occupation of an RV on private property anywhere in the city for up to 180 days with the possibility for an extension of another 180 days, however, the zoning code states in multiple chapters that RVs may not be occupied on lots outside of approved RV parks. Council has also asked for revisions to the codes to allow short-term occupancy of RVs in residential zoning districts. Code revisions are necessary to ensure consistency throughout and clarify the permitting process for the various situations when RVs may be occupied.

Study Session Discussion:

- The proposed changes are intended to resolve the conflict between the building codes and zoning codes to allow temporary occupation of an RV for 180 days (with the potential to renew for another 180 days). This would only be allowed on an active construction site in residential zones.
- The proposal includes revisions to the codes to allow short-term occupancy of an RV in the residential zones with a temporary use permit. Short-term occupancy is currently proposed as 14 days, is this length of stay reasonable or should the time be extended further, to 30 days for instance?
- Should there be a provision to allow people experiencing a hardship (medical condition, bereavement, homelessness, terminal illness) to live in an RV for an even further extended timeline?
- Should RVs be allowed or prohibited from connecting to the city sewer system? If they are allowed, should there be a limit on the number of permits issued within a specific timeframe in order to prevent capacity issues with the sewer system that would require maintenance and updates?
- The proposed cleanup of the definition of recreational vehicle would include travel trailers and other types and is modeled after the State’s definition.¹
- The term “mobile home” refers to a product that has not been built since 1976. This term is proposed to be removed from the code sections related to temporary uses.

¹ RCW 59.20.030 defines an RV as, "Recreational vehicle" means a travel trailer, motor home, truck camper, or camping trailer that is primarily designed and used as temporary living quarters, is either self-propelled or mounted on or drawn by another vehicle, is transient, is not occupied as a primary residence, and is not immobilized or permanently affixed to a mobile home lot;

Proposed changes to Title 10: Building and Construction

(suggested additions shown in blue and underlined, revisions shown in red with strikethrough)

10-14-1: Unlawful Parking or Occupation of ~~Mobile Home or~~ Recreational Vehicles:

- A. *Prohibition: It is unlawful, within the City limits, for any person to park or occupy any ~~mobile home or~~ recreational vehicle within the City except as provided in this Chapter.*
- B. *Exception: This Section shall not apply to manufactured homes as defined in OMC 13-2-14.*

10-14-2: Emergency or Temporary Stopping or Parking:

Emergency or temporary stopping or parking of a ~~mobile home or~~ recreational vehicle is permitted on any street, alley or highway for a period of no longer than twenty four (24) hours, and subject to any other regulation or ordinance prohibiting or restricting parking.

OMC 10-14-3 Permissible Parking of ~~Mobile Homes and~~ Recreational Vehicles:

No person shall park or occupy a ~~mobile home or~~ recreational vehicle within the City outside of an approved manufactured home park, or recreational vehicle park/campground, except:

- A. *Within A Building: That the parking of one unoccupied ~~mobile home or~~ recreational vehicle in a private garage building is permitted, provided no living quarters shall be maintained or any business practiced in said ~~mobile home or~~ recreational vehicle;*
- B. *Selling Or Renting: That the parking of an unoccupied ~~mobile home or~~ recreational vehicle in a lot devoted for the purpose of selling, renting or otherwise disposing of ~~mobile homes~~ recreational vehicles is permitted provided the each mobile home recreational vehicle is ten feet (10') or more from any other ~~mobile home~~ recreational vehicle, building or structure;*
- C. *Temporary Parking for a ~~Mobile Home or~~ Recreational Vehicle*

~~*1. Mobile Homes: That a mobile home may be parked for a period not to exceed one hundred eighty (180) days on private property, provided the person desiring to so park and occupy the same shall first apply and obtain from the Code Enforcement Officer, a permit to do so, which application shall state the location at which the mobile home is to be parked, the motor vehicle license number and a general description of the mobile home for which permission is requested, and shall pay a permit fee in an amount set by Resolution of the City Council; provided, further, that such occupancy shall at all times comply with all regulations relating to health and sanitation, and shall also comply with electrical requirements of applicable ordinances. The permit to park and occupy the mobile home may be extended by the Code Enforcement Officer upon written request setting forth the need of extending the time, but such extension shall not exceed one hundred eighty (180) additional days. Parking and occupancy of recreational vehicles and mobile homes shall continue to be subject to restrictions set forth in OMC 13-5-3(k)(1)(a).*~~

21. Unoccupied Recreational Vehicles On Public Property: No recreational vehicle shall stand or be parked on any street, right-of-way, alley or public place in the City for a period exceeding seventy two (72) hours in a one week period, provided that the Recreational Vehicle is unoccupied and parked in compliance with all provisions of the OMC, including but not limited to Title 7, and state law, including but not limited to WAC 308-330 et seq. No recreational vehicle shall stand or be parked for any period of time between sunset and sunrise in any City park or upon any other City-owned property, excluding

a street or right-of-way, unless that area is posted granting permission to so use or as specified in this code.

32. Recreational Vehicles on Private Property: A recreational vehicle may stand or be parked and used or occupied on private property with the permission of the lawful ~~occupant thereof~~ owner of the lot upon which it will be placed, for a period not to exceed one hundred eighty (180) days within a twelve (12)-month period; provided, that:

- a. The lawful occupant of the ~~premises~~ recreational vehicle shall register with the Code Enforcement Officer prior to occupying the recreational vehicle on the premises; ~~and~~
- b. The recreational vehicle shall be inspected by the City if connected to sewer or to a Tacoma-Pierce County health department approved septic system; ~~;~~
- c. The recreational vehicle shall be located on ~~the premises~~ a lot in a residential zoning district in accordance with the provisions of OMC Title 13, Chapter 5; ~~and~~
- d. Such use or occupancy shall not create a public health hazard or nuisance, as determined by the City; ~~;~~
- e. The recreational vehicle shall not leak or cause illicit discharges to stormwater drainage systems, surface water or groundwater in accordance with OMC 9-5A-9:H; sites are subject to inspection for illicit discharges in accordance with OMC 9-5B-10;
- f. The recreational vehicle shall ~~shall~~ not be parked on or overhanging a public right of way (street or sidewalk); ~~;~~ and
- g. The occupation of the recreational vehicle shall be accessory to an active building or remodel permit that has been issued for construction located on the same lot where the recreational vehicle is placed.

Once a recreational vehicle is registered for occupation on private property for a period of one hundred eighty (180) days, the one hundred eighty (180) day period may be extended by the Code Enforcement Officer, upon written request setting forth the need of extending the time, but such extension shall not exceed one hundred eighty (180) additional days.

D. **Outdoor Storage Of Recreational Vehicles:** The outdoor storage of unoccupied recreational vehicles in the residential zones is permitted without a permit, pursuant to OMC 13-5-3.

Proposed changes to Title 13: Development Regulations (zoning code)

OMC 13-4-2 Standards (for Temporary Uses/Temporary Housing Units)

A. **Temporary Construction Buildings:** Temporary structure for the storage of tools and equipment, or containing supervisory offices in connection with major construction projects, may be established and maintained during the progress of such construction on such projects, and shall be abated within

thirty (30) days after completion of the project or thirty (30) days after cessation of work or for a period not to exceed the duration of the building permit, whichever is greater.

B. *Temporary Real Estate Office: One temporary real estate sales office may be located on any new subdivision in any zone, provided the activities of such office shall pertain only to the selling of lots within the subdivision upon which the office is located; and provided further, that the temporary real estate office shall be removed at the end of a twelve (12) month period, measured from the date of the recording of the map of the subdivision upon which such office is located or at the time specified by the city council.*

B.C. *Temporary Classrooms: Portable, modular, or mobile structures that provide classrooms or other school related space are allowed as part of K-12 school facilities and are subject to the provisions of the underlying permit.*

C.D. *Temporary Housing Unit: ~~Singlewide mobile homes or manufactured homes~~ A factory built structure may be placed in any zone to provide on-site security and surveillance for public facilities, or a recreational vehicle may be placed in any residential zone for occupancy during the ~~period of time necessary to construct~~ construction of a permanent dwelling on the same lot or tract, ~~to provide on-site security and surveillance for public facilities, to provide classrooms or other school related space for public schools,~~ or to provide for residential occupancy when permanent homes have been destroyed or damaged by a disaster, provided:*

- 1. The unit meets all applicable codes and regulations including OMC 10-14-3. ~~is removed from the site within thirty (30) days after final inspection of the project, or within one year from the date the unit is first moved to the site, whichever may occur sooner.~~ A recreational vehicle may remain on site unoccupied as long as it meets all applicable development standards in Title 13 OMC.*
- 2. The mobility gear is not removed from the unit and the unit is not permanently affixed to the site on which it is located.*
- 3. The unit is not located in any required front ~~or side~~ yard. where a rear yard is reasonably accessible, or a side yard is of sufficient size to accommodate the recreational vehicle.*
- 4. A temporary permit is issued by the building department prior to occupancy of the unit on the ~~construction~~ site.*
- 5. Prior to the issuance of a temporary permit for a unit allowed per this section, and as applicable, the site shall be reviewed by the Pierce County health department to determine additional requirements for water supply and/or septic waste disposal or adequacy of existing utilities.*
- 6. In the event the site contains trees or other natural vegetation of a type and quantity to make it possible to partially or totally provide screening on one or more sides of the ~~security~~ unit, the city may require the unit be located so as to take advantage of the natural growing material available to screen said unit from adjacent properties.*
- 7. Prior to the issuance of a temporary housing permit, the city shall review the application and may require installation of such fire protection/detection equipment as may be deemed necessary as a condition to the issuance of the temporary housing permit.*

8. The unit shall not be placed in critical areas or their associated buffers.
9. A recreational vehicle may be occupied for up to 14 days per year with a temporary use permit when located on a parcel in the RC, RU, or RMF zoning districts. The recreational vehicle shall not be connected to sewer.
10. Recreational vehicles located within an approved recreational vehicle park are not subject to the standards set forth in this Section.
11. The recreational vehicle shall not be parked on or overhanging a public right of way (street or sidewalk).

OMC 13-5-3 Loading Area and Off Street Parking Requirements

- K. *Commercial Vehicles, Recreational Vehicles, And Boats: The following special requirements and performance standards shall apply to private properties located in the Residential-Urban, Residential-Multi-Family, and Residential-Conservation Zones, except as otherwise authorized by the City through a conditional use permit:*
1. *Outdoor Storage of Vehicles: The outdoor storage of commercial vehicles, recreational vehicles, boats, and vehicle accessories is permitted in the residential zones, provided the following standards are met. For purposes of this section, "storage" means the keeping of such vehicles and accessories on any portion of any parcel of property for a period of seventy two (72) continuous hours or longer.*
 - a. *Recreational Vehicles and Boats: Where a rear yard is reasonably accessible or a side yard is of sufficient size to accommodate the recreational vehicle, said recreational vehicle shall not be stored in the front yard of a lot. In no instance shall a recreational vehicle or boat be stored such that any portion of the vehicle encroaches upon a site distance area that would create a traffic hazard; nor shall a recreational vehicle or boat be stored on or overhang a public right-of-way. If located within a required front or street side yard, the storage area for a recreational vehicle boat shall be improved with a durable and dustless surface and screened from views from adjacent properties.*

OMC 13-2-18: RECREATIONAL VEHICLE: A recreational vehicle is a factory built vehicular structure designed only for recreational use and not as a primary residence or for permanent occupancy, built and certified in accordance with NFPA 1192–15 or ANSI A119.5–09 consensus standards for recreational vehicles and not certified as a manufactured home. It is designed to be self-propelled or permanently towable by a light duty truck (as classified by the Federal Highway Administration) and shall include, but not be limited to, travel trailers, campers, motor homes, and camping trailers.

Mobile Homes

- Manufactured home is defined in the OMC as being on a permanent foundation and is excluded from the regulations in Chapter 10-14 per 10-14-1:B.

OMC 13-2-14: Mobile Home” is a vehicle bearing the “mobile home” insignia of the Washington state department of labor and industries. RCW 59.20.030: "Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the United States department of housing and urban development code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the United States department of housing and urban development manufactured home construction and safety act.

“Manufactured home” means a single-family dwelling built according to the United States department of housing and urban development manufactured home construction and safety standards act, which is a national preemptive building code. A manufactured home also: (a) Includes plumbing, heating, air conditioning, and electrical systems; (b) is built on a permanent chassis; and (c) can be transported in one or more sections with each section at least eight feet wide and 40 feet long when transported, or when installed on the site is three hundred twenty square feet or greater;

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