

September 30, 2011

Kelly Downs
11215 NE 174th St
Bothell, WA 98011



City of Bothell™

SUBJECT: Consistency Review of Underground Propane Tank application SF2011-00855

Dear Applicant:

The City of Bothell has reviewed the above referenced application for consistency with City adopted codes and ordinances and has deemed the application to be **INCONSISTENT**.

Enclosed are review memoranda/comments from **Building and Engineering** outlining the deficiencies of the plans as submitted. **In order for review to continue, you will need to revise and resubmit the following:**

1. A copy of this letter and the enclosed reviewer's memoranda.
These will be used as a checklist at re-submittal. Incomplete re-submittals WILL NOT be accepted.
2. Two copies of a response letter, responding to reviewer comments
3. Three sets of revised plans
4. Completed Special Inspections form if required for Anchor Bolts in Concrete

According to BMC20.02.120. B. "Applications may be canceled for inactivity if an applicant fails to respond to the department's written request for revisions, corrections, actions or additional information within 90 days of the date of request; except that applications determined to be complete December 31, 2011, may be canceled for inactivity if an applicant fails to respond to the department's written request for revisions, corrections, actions or additional information within one year of the date of request."

If you have specific questions regarding one of the review memos, you may contact that reviewer directly at (425) 486-8152. I am available to answer general questions at the same number. An appointment for your resubmittal will not be necessary, but please note our counter hours which are Monday-Friday, from 9:00 am - 4:00 pm.

Sincerely,

A handwritten signature in black ink, appearing to read "Melinda Parks".

Melinda Parks
Permit Technician

cc: file: 11215 NE 174th St

Community Development &
Public Works Departments
9654 NE 182nd St.
Bothell, WA 98011
CD 425.486.8152 PW 425.486.2768
www.ci.bothell.wa.us



City of Bothell

CITY OF BOTHELL DEVELOPMENT SERVICES

ENGINEERING DIVISION

Date of Report:	September 27, 2011
Case Number:	SF2011-00855
Name of project:	Downs Underground Propane Tank
Reviewing staff, title:	Chris Shimada, P.E., Sr. Civil Engineer
Project Coordinator:	Melinda Parks <i>cys</i>
Contact telephone number:	425-486-8152
E-mail address:	Melinda.parks@ci.bothell.wa.us

NOTES AND COMMENTS

The Engineering Division has completed the first consistency review for the above referenced project and has deemed the application inconsistent. In order to complete the review process, the applicant must submit new sets of plans and/or documents with the following information for additional review. Incomplete re-submittals will not be accepted. Re-submittals shall be accompanied by a letter identifying where the corrections can be found, and the plans need to be clouded, identifying the changes.

Item #	Staff Comment	Date	Applicant Response	Date	Approved	Not Approved
1	There is a utility easement on the exterior 7 feet parallel with and adjoining the street frontage of all lots that will not allow for the installation of the underground tank at it's proposed location. The tank must be located outside of this 7 foot wide easement.	9/27/11			<input type="checkbox"/>	<input checked="" type="checkbox"/>
2					<input type="checkbox"/>	<input type="checkbox"/>
3					<input type="checkbox"/>	<input type="checkbox"/>
4					<input type="checkbox"/>	<input type="checkbox"/>
5					<input type="checkbox"/>	<input type="checkbox"/>



City of Bothell

CITY OF BOTHELL DEVELOPMENT SERVICES

BUILDING DIVISION

Date of Report:	09/29/11
Case Number:	SF2011-00855
Permit Number:	BSF2011-00870
Name of project:	Pipinich/Downs Underground Propane Tank
Reviewing staff, title:	Pat Gravseth, Senior Plans Examiner
Project Coordinator:	Melinda Parks, Permit Technician
Contact telephone number:	425-486-8152
E-mail address:	pat.gravseth@ci.bothell.wa.us

NOTES AND COMMENTS

The Building Division has completed the first consistency review for the above referenced project and has deemed the application inconsistent. In order to complete the review process, the applicant must submit new sets of plans and/or documents with the following information for additional review. Incomplete re-submittals will not be accepted. Re-submittals shall be accompanied by a letter identifying where the corrections can be found, and the plans need to be clouded, identifying the changes.

Item #	Staff Comment	Date	Applicant Response	Date	Approved	Not Approved
1	The City of Bothell requires that every "Registered Professional" licensed in the State of Washington shall have a seal of design authorized by the board, bearing the registrant's name, and license number. Drawings prepared by the "Registered Professional" must be bear an <i>original signature</i> and sealed on each sheet. Specifications, calculations and other technical submissions will need only to be sealed on the cover or title page. Pursuant to the requirements of WAC 308-12-081 and RCW 18.43.070. Please provide the required " <i>original ink signature on the seal</i> " for engineering calculation and design.	09/29/11			<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Structural Engineer of record shall specific types of Special Inspection required. Please clarify if "Special Inspection" is required for "Anchor Bolts Placed in Concrete". Please complete and return the City of Bothell's "Special Inspection Agreement". See attached Document	09/29/11			<input type="checkbox"/>	<input checked="" type="checkbox"/>
3					<input type="checkbox"/>	<input type="checkbox"/>

Special Inspection Program

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Project Name _____ Bldg Permit Number _____

Site Address _____

Prior to Permit Issuance

The Owner, Engineer or Architect of Record acting as the Owner's agent, shall complete two (2) copies of this agreement, including the required acknowledgments. A pre-construction conference with the parties involved may be required to review the special inspection requirements and procedures.

Approval of Special Inspectors

Each Special Inspector shall be WABO registered and approved by the Building Division prior to performing any duties. Special Inspectors shall display approved identification, as stipulated by the Building Division, when performing the function of a Special Inspector.

Special inspection and testing shall meet the minimum requirements of the International Building Code (IBC) Chapter 17 and the International Residential Code (IRC) Section R109.2. The following conditions are also applicable.

- The company performing inspections must be WABO certified. The individual completing inspections must also be WABO certified in the type of work that is being inspected.
- The Special Inspector shall observe the work assigned for conformance to the approved design drawings and specifications.
- The Special Inspector shall furnish inspection reports to the building official, the Engineer or Architect of Record, and other designated persons. All discrepancies shall be brought to the immediate attention of the Contractor for correction, then, if uncorrected, to the proper design authority and to the building official.
- The Special Inspector shall submit a final signed Certificate of Compliance stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance to the approved plans and specifications and the applicable workmanship provisions of the code. The final report shall include any items that have not been corrected prior to the final inspection.

Work requiring Special Inspection

Special Inspections will be required for the following categories of work in accordance with Chapter 17 of the IBC and IRC Section R109.2.

Fabrication of Structural Load Bearing Members	Wood Construction
Steel Frame	Soils
Concrete	Bolts installed in concrete
Special moment resisting concrete frames	Reinforcing steel and prestressing steel tendons
Structural welding	High strength bolting
Structural Masonry	Reinforced gypsum concrete
Insulating concrete fill	Spray applied fire-resistive materials
Piling, drilled piers and caissons	Shotcrete
Special grading, excavation and filling	Smoke-control system
Exterior Insulation and Finish Systems (EIFS)	Special cases determined by the Building Official



Special Inspection Program

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Duties and Responsibilities of Special Inspector

Observe the work

The Special Inspector shall observe the work for conformance with the Building Division approved (stamped) design drawings and specifications and applicable workmanship provisions of the IBC/IRC, Engineer/Architect reviewed shop drawings and/or placing drawings may be used only as an aid to inspection.

Special inspections are to be performed on a continuous basis meaning that the Special Inspector is on site in the general area at all times observing the work requiring special inspection. Periodic inspections, if any, must have prior approval by the Building Division based on a separate written plan, reviewed and approved by the Building Division and the project Architect or Engineer.

Report Non-conforming Items

The Special Inspector shall bring non-conforming items to the immediate attention of the Contractor and note all such items in the daily report. If any item is not resolved in a timely manner or is about to be incorporated in the work, the Special Inspector shall immediately notify the Building Division by telephone (425) 486-8152 or in person, and notify the project Architect or Engineer.

Furnish Daily Reports

On request, each Special Inspector shall complete and sign both the Special Inspection Record and the Daily Report form for each day's inspections. Both forms are to remain at the job site with the Contractor for review by the Building Division's inspector.

Furnish Daily Reports

The Special Inspector or Inspection Agency shall furnish weekly reports of tests and inspections directly to the Building Division, project Architect/Engineer, and others as designated. These reports must include the following:

- a. Description of daily inspections and tests made, with applicable locations;
- b. Listing of all non-conforming items;
- c. Report of how non-conforming items were resolved or unresolved, as applicable: and
- d. Itemized changes authorized by the Architect, Engineer, and Building Division, if not included in the non-conformance items.

Furnish Final Certificate of Compliance

The Special Inspector or Inspection Agency shall submit a final signed Certificate of Compliance to the Building Division stating that all items requiring special inspection and testing were fulfilled and reported and, to the best of his/her knowledge, in conformance with the approved design drawings, specifications, approved change orders and the applicable workmanship provisions of the IBC/IRC. Items not in conformance, unresolved items or any discrepancies in inspection coverage (i.e., missed inspections, periodic inspections when continuous was required, etc.) shall be specifically itemized in this report.

Contractor Responsibilities

Notify the Special Inspector

The Contractor is responsible for notifying the Special Inspector or Agency regarding individual inspections of items listed on the attached schedule *and* as noted on the Building Division approved plans as specified by the Architect and/or Engineer.

Provide Access to the Approved Plans

The Contractor is responsible for providing the Special Inspector access to approved plans at the job site.

Retain the Special Inspection Records

The Contractor is also responsible for retaining at the job site all special inspection records submitted by the Special Inspector, and providing these records for review by the Building Division's Inspector upon request.



Special Inspection Program

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Monitor Special Inspection

Work requiring special inspection and the performance of Special Inspectors shall be monitored by the Building Division's Inspector. The Contractor shall provide adequate notice for inspection requests to both the Building Division Inspector and the Special Inspector. All work requiring special inspection must be approved prior to concealing or covering said work.

Building Division Responsibilities

Approve Special Inspection

The Building Division shall approve all Special Inspectors and special inspection requirements.

Issue Certificate of Occupancy or Certificate of Completion

The Building Division may issue a Certificate of Occupancy or Certificate of Completion after all special inspection reports and the final report have been submitted and accepted.

Owner Responsibilities

The project Owner or the Architect or Engineer of Record acting as the Owner's Agent shall fund special inspection services.

Architect or Engineer of Record Responsibilities

The Architect or Engineer of Record shall include special inspection requirements on the plans and specifications.

Acknowledgements

I have read and agree to comply with the terms and conditions of this agreement.

Owner name _____
Please print or type

Signature _____ Date _____

Contractor name _____
Please print or type

Signature _____ Date _____

Special Inspector/Agency name _____
Please print or type

Signature _____ Date _____

Architect/Engineer of Record _____
Please print or type

Signature _____ Date _____

Accepted by City of Bothell, Building Services Division

Signature _____ Date _____

Building Services Division

