



Building Division

525 N 3rd Ave, Pasco, WA 99301

P: 509.545.3442

www.pasco-wa.gov | permittech@pasco-wa.gov

March 25, 2022

PORT OF PASCO
PO BOX 769
PASCO, WA 99301

Dear PORT OF PASCO:

Subject: Plan Review Statement/2321 E DOCK ST
NEW BUILDING (SHELL ONLY)/PORT OF PASCO

I am pleased to notify you that your Pasco building permit B22-0092, for construction of a NEW BUILDING (SHELL ONLY)/PORT OF PASCO has been prepared for conditional release; provided the following changes and modifications are made to the project plans and all requested details are submitted for review and approval. A building permit can be issued once this letter is signed. Thereafter, the signed letter shall become a permanent part of the approved construction plan and must remain onsite for review for the duration of the project.

The construction permit may be issued with the understanding the submitted site and civil plans are accurate. If, during construction, inaccuracies are discovered, the City reserves the right to modify previous permit conditions and reviews and, if necessary, suspend work until such time as action to correct plan omissions, deficiencies or inaccuracies is completed to the City's satisfaction.

Your building plans have been reviewed by the building, planning & fire department. The civil plans submitted to the city engineer may still be under review and pending approval. It is the responsibility of the applicant to ensure an approved set of civil plans have been issued and are on site prior to any underground civil work being performed or inspected. A final inspection will not be performed until all issues are resolved.

Building Division (509) 543.5766

- 1) No grading activity shall commence without a dust control method approved by the Inspection Services Division in place for the entire site. Dust control shall be provided and available on site 24 hours per day. The person to contact for emergency dust control on the site is

Name: Jim Osterloh Phone: 509 315 7700

Email address: jim.osterloh@osterlohengineering.com

- 2) The contractor shall be responsible for developing and maintaining a dust control plan. Dust control shall be in accordance with all local ordinances. Dust control may be in accordance with Section 2-07 of the Standard Specifications.
- 3) All dust control water must be from a metered source. Dust control water may be obtained from an irrigation meter, domestic water meter or fire hydrant rented from the City. All metered sources shall also be protected by an appropriate backflow prevention assembly that must be inspected by, and meet all City of Pasco Cross Connection Division requirements
- 4) The City of Pasco reserves the right to initiate summary dust abatement procedures in the event dust control methods are determined to be ineffective, and all costs thereof must be paid in full by the property owner prior to issuance of a Certificate of Occupancy.
- 5) Shell plan only. No further work is permitted. No occupancy is permitted.
- 6) Fire sprinkler and monitoring system is required at time of tenant improvement. Flow tests are required as part of the system design.
- 7) All future connections to utilities must be accompanied by civil drawings.
- 8) HVAC design must be prepared by a registered design professional.
- 9) All Washington State Energy Code compliance forms due at time of tenant improvement.

Planning Division (509) 545.3441

- 1) Requirements for parking will be examined and imposed when Tenant Improvement permit is applied for. It is the applicants responsibility to ensure that enough parking can be made available for the use of the structure per PMC 25.185.170. Only uses that can provide the required amount of parking stalls will be permitted.
- 2) A Traffic Impact Analysis is required for the proposal. A TIA will need to be submitted and approved before any Tenant Improvements or Business Licenses may be issued for the building. Please note that the TIA may have impacts that affect the design of the property, it is the applicants risk to move forward with construction without the completion of the Traffic Impact Analysis.

Fire Review (509) 543-5736

Address: 2131 East Dock Street, Pasco

- 1) Premise Identification shall be maintained or provided in accordance with IFC Section 505.1. Approved address numbers shall be placed on all buildings in such a position as to be plainly visible and legible from the road or street fronting the property.
- 2) NFPA 72 Fire Alarm system, NFPA 13 Fire Sprinkler system may be required based on Occupancy type and Occupant load.
- 3) If a alarm and or fire sprinkler system is required, a Knox brand security key box shall be required. A key box with 2 complete sets of keys for the entire building shall be installed. This is generally 4-5 feet above finished grade to the right of the main entry. They can be obtained from the knox company at www.knoxbox.com or 866 625 4563 to order. Please order at least two weeks before approval of alarm and or sprinkler system acceptance testing. Knox locking caps (5-inch stortz) are required for Fire Department connections.
- 4) A fire hydrant is required to be within one hundred feet of a fire department connection and PIV if a fire sprinkler system is required.

A copy of the modified site and building plans and this entire document must be available on site until receipt of a Certificate of Occupancy from the City of Pasco. Thank you for your timely submittal of all necessary documents and building plans.

Cordially,


Rick White, Director
Community & Economic Development

RW/RE

cc:
Building Permit File

Owner/Builder/Permitee Certification

By my signature hereon affixed I, having reviewed the changes noted herein, hereby certify that all required modifications and changes will be completed to the satisfaction of the City of Pasco and, that no use or occupancy of the structure and premises will be permitted until such time as a Certificate of Occupancy has been therefore issued.

Signature: Owner/Builder/Permitee: _____ 

Date: 03/25/2022 Printed Name: Jim Osterloh

Phone Number () _____ - _____
509 315 7700