

## Melissa Tracy

---

**From:** Greg Shafer  
**Sent:** Tuesday, March 30, 2021 4:28 PM  
**To:** Melissa Tracy  
**Cc:** Ali Safayi; 'Wisner, Dan'; Ravi Mahajan; Dianna Nutt  
**Subject:** FW: Concurrent Review (Building and Final Engineering Plans)  
**Attachments:** Phased Permit - Foundation Only (Draft).docx

Melissa,

Can you please include my email (below), and Ravi's, Foundation Only document in the DEAB packets for Thursday?

Also can you please be prepared to post/display/share them in the meeting if needed?

Thanks!

Greg

---

**From:** Greg Shafer  
**Sent:** Tuesday, March 30, 2021 4:25 PM  
**To:** 'Wisner, Dan' <wisnerdan@gmail.com>; James Howsley <Jamie.howsley@jordanramis.com>; NFlagg@clarkpud.com; egolemo@SGAengineering.com; Andrew@plsengineering.com; Seth Halling <SethH@aks-eng.com>; Nelson Holmberg <nelson@swca.org>; Mike Odren <mikeo@olsonengr.com>; Donald Russo <drusso.par@gmail.com>; Terry Wollam <terry@wollamassociates.com>; Jeff Wriston (jeffwriston@gmail.com) <jeffwriston@gmail.com>  
**Cc:** Dan Young <Dan.Young@clark.wa.gov>; Jim Muir <Jim.Muir@clark.wa.gov>; Ali Safayi <Ali.Safayi@clark.wa.gov>; Susan Ellinger <Susan.Ellinger@clark.wa.gov>; Ravi Mahajan <Ravi.Mahajan@clark.wa.gov>; Dianna Nutt <Dianna.Nutt@clark.wa.gov>  
**Subject:** Concurrent Review (Building and Final Engineering Plans)

Dan, Et al, as a follow up to our Annual Report to the Council, and as a preview to our Thursday DEAB meeting, following is a draft update for Concurrent Review. Should you have input, edits, concerns, etc., we'll review those with Staff in our meeting:

Given there is development interest/need to provide for general Concurrent Review (of Building and Final Engineering plans), beyond special requests which Community Development (CD) now provides, should an Applicant prepare for and prefer Concurrent Review it will be permitted provided:

- Applicant understands and accepts inherent risks (such as project changes, delays, code changes, omissions, inconsistencies in building and engineering plans, etc.).

- Applicant will bear the cost should additional reviews be required.

- Applicant will act in good faith to reasonably advance the project without undo delay.

- Final Engineering and Final Site Plan are reviewed concurrently. Final Site Plan will be part of the Final Engineering Plan set. Foundation-only plans will be reviewed concurrent with Final Engineering and Final Site Plan but the permit will not be issued until both Final Engineering and Final Site Plans are approved.

- This applies to Building Review only (not Building Permit). Building Permit is contingent on both Final Engineering/Grading and Final Site Plan approvals.

Given this change, CD will provide for this on a 6-month trial period to assess any project and/or procedural issues, failures, successes, etc. and will then further work with DEAB to make adjustments/improvements if needed.

Further, per the attached draft from the Building Division, site foundation approval can be provided conditional on its stated requirements.

Thank you,

Greg

3-15-2021

## **DRAFT Copy: Phased Permit – Foundation Only**

*2018 IBC: 107.3.3 Phased approval.*

*The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.*

**FINAL ENGINEERING APPROVAL is required, prior to submitting Permit Applications for review. If Final Engineering approval has not been obtained, a Phased Approval may be submitted for review.**

Phased approval permits (Foundation Only) Items Required:

- 1) Approved final site plan showing current scope of work. On a very limited basis, the customer may request approval from the Building Official to submit permits for phased projects that do not have an approval final site plan. The approval must be in written format and the customer must obtain the approval from the Building Official. If approval is granted, the applicant would be required to obtain written approval from all agencies that are reviewing the final site plan. A Phased approval is not allowed, if the final site plan is not in progress, and proceeding in good faith with the review.
- 2) Geotechnical Report for the site.
- 3) Phase 1 Permit - CMN Permit for Foundation Only – complete construction documents package with no vertical work shown. The work description on each permit should identify that this is a phased building as well as the phase number. Building Permit application document and fees for entire structure square footage.
- 4) Phase 1 Permit - PLM Permit for Underground plumbing – complete construction documents package with no vertical work shown. The work description on each permit should identify that this is a phased building as well as the phase number. Plumbing Permit application document.
- 5) Phase 2 Permit - CMN Permit for the building at 75% minimum completion. The work description on each permit should identify that this is a phased building as well as the phase number. Separate permits for plumbing (PLM) and mechanical (MCH) or PLM and MCH permits may be deferred for additional fees. Building, Plumbing and Mechanical permit application documents (or deferred) and fees reduced from Phase 1 submittal.
- 6) Government Billing Form, if applicable.