CITY OF WEST RICHLAND COMMUNITY DEVELOPMENT
General Information

3801 W. VAN GIESEN 509-967-5902

Code Reference

2015 International Building, Residential, Mechanical and Fire Codes (and related standards); 2015 Uniform Plumbing Code, WAC 51-20 (Handicap Accessibility) and 2015 Washington State Energy Code (WSEC). Note: Washington State did not adopt Chapters 11 and 25 through 43 of the IRC.

Review Process

Based on the scope of the project, review and approval of applications may be made by the West Richland Planning Department, Assessors Office, Benton Franklin Health District or Public Works. Some projects may require additional review(s) such as the local purveyor of potable water or sewer services, Dept. of Labor and Industries, State Department of Health or State Fire Marshal. Be sure you have checked with any departments applicable to your project for additional information or requirements such as setbacks, well testing or land use permits.

Some plan reviews and site inspections may be required to be done by "outside" agencies such as I.C.C. and/or State Certified special plans reviewers and/or inspectors.

Processing time can vary with seasonal demand and/or project complexity, and can change quickly. Contact our office early in the planning stage so we may help expedite the permit process.

Fire Flow

All buildings in City of west Richland are required to have on site fire flow for the purpose of fire suppression use by fire departments. For most applications submitted, the applicant will need to submit a building site plan with the proposed method of water supply and delivery. (You may use the NFPA formula as a guideline for determining the approximate on site storage needed; available upon request.). This will be reviewed by our office and by the local fire district affected. Contact our office first to determine if this section applies to your particular project.

DESIGN CRITERIA FOR CITY OF WEST RICHLAND – Contact our office for questions

Most buildings 4,000 sq. ft. or larger and all steel, log or straw structures (including foundations) must be stamped by an architect and/or engineer licensed in Washington State, and must include the non-structural provisions of the IBC and related codes.

Single Family Residences and their accessory structures are exempt from this requirement unless the design falls outside the prescriptive path of the code.

Assumed Soil Bearing is 2,000 psf. For sandy soils, cut banks, fill or adverse conditions, engineering analysis may be required.

			SUBJECT TO DAMAGE FROM								
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CAT.	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
20 Roof - 10	IRC 110 Ultimate speed	IRC C	Moderate	18	Slight to Moderate	None-slight	WSEC Climate Zone 5	NO	FEMA Maps	1,200	50
Wind Speed – Commercial – per IBC 1609						Seismic Design Category – Commercial – per IBC 1613					