

GENERAL INFORMATION

General information for use by permit applicants with the City of Ephrata.

CODE REFERENCE: 2006 International Building, Residential, Mechanical and Fire Codes (and related standards); 2006 Uniform Plumbing code, WAC 51-20 (Handicap Accessibility) and 2007 Washington State Energy Code (WSEC). Note: Washington State did not adopt Chapters 11 and 25 through 42 of the 2006 IRC.

ASSUMED SOIL BEARING: 2000PSF

DESIGN CRITERIA: Table R301.2(1) provides climatic and geographic design criteria. The City of Ephrata, the City of Moses Lake and Grant County have agreed on the following:

			SUBJECT TO DAMAGE FROM								
Ground Snow Level	Wind Speed	Seismic Design Cat.	Weathering	Frost Line Depth	Termite	Decay	Winter Design Temp	Ice Shield Underlayment Required	Floor Hazard	Air Freezing Index	Mean Annual Temp.
30 Roof-20	85(c) F/M 70	C	Severe	18	Slight to Moderate	None-Slight	WSEC Climate Zone 2	No	FEMA Maps	1,200	50

DRAINAGE DESIGN: On site conveyance systems will be designed for a 25-year storm events. WSDOT Standard Specifications and APWA.

OFF STREET PARKING: per Ephrata Municipal Code.

LANDSCAPING PLAN: per Ephrata Municipal Code.

Review and approval of building permit applications will be made by the City of Ephrata Community Development and Building Departments. When applicable they will also be reviewed for approval by the Grant County Health District. Depending on the scope of the project other agencies such as the State Department of Health may need to be contacted.

Electrical permits and inspections are done through the Washington Department of Labor and Industries. Local office is located in Moses Lake at 3001 W. Broadway Ave. (509)764-6900.

Some plan reviews and on-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.

Permit applications may take as little as two weeks for processing. However, review and issuance of more complex projects may take substantially longer.

Please contact our office as early as possible in the planning stages, so we may help expedite the permit process.

