

From: [Jeremy Larson](#)
To: [Chace Pedersen](#)
Subject: RE: ACU-23-00003 Atlas - Notice of Application
Date: Tuesday, August 29, 2023 11:47:37 AM
Attachments: [Design Criteria 818833.pdf](#)

Chace,

Please find KC CDS Building Department revised comments below for the documentation provided in ACU-23-00003. I missed the portion of the narrative that notes the antennas will be for future lease and are not included in this preliminary design.

- A building permit is required for the tower and antennas. If the individual antennas are not included in the building plans at the time of plan submission for the tower, additional building permits will be required for installation of the antennas in the future. 2018 IBC section 105.2 does allow replacement of existing antennas without a building permit, but initial installation will require building permits and the tower must be designed to the most conservative requirements for the four (4) antennas.
- The antenna permit documentation will need to include Washington State approved stamped engineer plans and supporting calculations for the footing, attachment to the footing, and the overall structure.
- The antenna needs to be a minimum of 1.2 times the height away from the property line.
- If the fence is over seven feet in height, a building permit will be required for it as well.
- Permits are required for storage structures over 120 square feet and for any generator or fuel tank that may be placed on the property.
- Electrical permits are required through Washington State Labor & Industries.

A copy of the design criteria for parcel # is attached to this email.

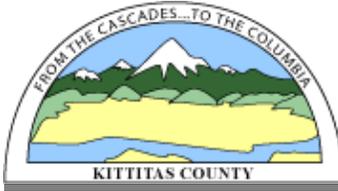
Thanks,
-Jeremy

Jeremy Larson
Building Official

Kittitas County Community Development Services
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From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, August 22, 2023 8:24 AM
To: Jeremy Larson <jeremy.larson@co.kittitas.wa.us>



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships--- Building Communities"

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

RECIPIENT:

Date: 8/29/2023

Tax ID: 17-18-18010-0001
818833

Site Address: 4140 Manastash RD, Ellensburg, WA 98926

2018 IRC Table R301.2(1) (SEE KCC SECTION 14.04.020 FOR FOOTNOTES)

GROUND SNOW LOAD	WIND SPEED (d) (mph)	SEISMIC DESIGN CATEGORY (f)	WEATHERING (a)	FROST LINE DEPTH (b)	TERMITE (c)	WINTER DESIGN TEMP(e)	ICE BARRIER UNDERLAYMENT REQUIRED(h)	FLOOD HAZARDS (g)	AIR FREEZING INDEX(i)	MEAN ANNUAL TEMP(j)
Min. 30 psf Roof (Pf)	110 Vult	C, D0 and D1 are present	Severe	24"	Slight to Moderate	2F	Yes		1,000-2,000	50 F

SNOW LOAD INFORMATION

Elevation: 1782 X ISO 0.028 = Ground Snow Load (PG): 50 psf

Roof Snow Load Formula (PF)= (0.7)(CE)(CT)(I)(PG)

Exposure Factor (Ce)	Thermal Factor (Ct)	Importance Factor (I)
 1	1.1 Heated	1
1	1.2 Unheated	1

Roof Snow Load (Pf)
38 psf For Heated Structures
42 psf For Unheated Structures

ALSO, See ASCE 7.10 For Other Snow Load Issues

- Section 7.4 Pitch Reduction.** Do not reduce where snow cannot slide off roof. (Valley, Pitch Breaks, e
- Section 7.6 Unbalanced Roof Snow Loads.**
- Section 7.7 Drifts on Lower Roofs/ Decks.**
- Section 7.9 Sliding Snow ON Lower Roofs/Decks.**

OTHER DESIGN CRITERIA:

Building Code	2018 IBC & 2018 IRC
Wind Speed	110 MPH
Exposure:	B <input type="checkbox"/> C <input checked="" type="checkbox"/>
	Check One

Prescriptive IRC

Seismic Zone	C <input checked="" type="checkbox"/> D0 <input type="checkbox"/> D1 <input type="checkbox"/>
Roof Class:	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/>
Frost Depth:	24 Inches
	Check One

See 2018 Washington State Energy Code Climate Zone 5 (see <http://www.energy.wsu.edu>)