



City of Republic RESIDENTIAL BUILDING PERMIT APPLICATION

1. Are you planning to remove/import over 500 cubic yards (50 dump truck loads) of dirt? Yes No
2. Are you planning to remove/import over 250 cubic yards (25 dump truck loads) of dirt? Yes No
3. What is the size of your property? _____
4. Are there any existing single-family residences on the property? Yes No
5. Do you have a septic permit? Yes No
6. Are you planning to connect to city sewer? Yes No
7. If the proposed building has plumbing, what is your water source? Existing or New (circle one) Drilled or City or Hauling (circle one)
8. For a drilled or city connection, has the water been tested? Yes No
NOTE: A copy of the water test results must be on file with the building department before a certificate of occupancy will be issued.
9. Will you be building yourself or hiring a contractor? (circle one)
10. What type of heating system? Explain: _____
11. Will you be creating a new driveway off state or county or city street? Yes No
If yes, have you applied for a road approach permit? Yes No Permit # _____
12. What is your physical address? _____
If you do not have a physical address, please apply for one at: Ferry County Addressing Department, 509-775-5225 ext. 1152
13. Is there a state/county road on or adjacent to your property? Yes No
If yes, are there any existing culverts that pass under the state/county road/ city street? Yes No If yes, show those on the site plan.
14. Do you have any easements or right-of-ways on your property? Yes No
If yes, what is the distance from the building / building site? _____
NOTE: It is the landowner's responsibility not to encroach on any easements or right-of-ways.
15. Is the property within the jurisdiction of other agencies or Home Owner's Association? Yes No
NOTE: If yes, it is the responsibility of the applicant to acquire said permit(s), and to comply with all applicable rules, regulations, ordinances, and/or restrictive covenants of those jurisdictions.
14. Will you be renovating or remodeling a pre-1978 structure? Yes No
NOTE: If yes, it is the applicant's responsibility to contact Washington State Dept. of Commerce Lead Paint Program at (360) 586-5323 (LEAD) or visit www.commerce.wa.gov/lead, or email the lead program lbpinfo@commerce.wa.gov to ensure your compliance with applicable Washington lead regulations.

NAME: _____ Phone: _____



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City of Republic Critical Areas Checklist

Please complete this checklist to the best of your knowledge.

Landowner Printed Name: _____

1. Is there any water on or near your property? Yes No
If yes, what type of water: river, creek, lake, pond, or wetland (circle all that apply) and what is the distance between the project site and the water? _____
2. Do you have a cave large enough to contain a person, or an abandoned mine shaft near your project? Yes No
If yes, what is the distance between your project and the cave or abandoned mine shaft? _____
Have you ever seen bats flying in or out of the cave or mine shaft? Yes No
3. What is the predominate vegetation within the project area; i.e. sagebrush, bunchgrass, cheat grass, evergreen trees, aspen stands of greater than 1 acre, etc.? _____
Will any of these be removed as a result of your proposed project? Yes No
4. Do you have live trees greater than 21 inches in diameter at breast height near your project? Yes No
 - a) If yes, approximately how many per acre? _____
 - b) When was the project area last logged, if ever? _____
 - c) What is the distance between them and the project? _____
 - d) Will any of these trees be removed as a result of your proposed project? Yes No
5. Are there any snags that have a diameter at breast height of greater than 12 inches and are greater than 6.5 feet in height near your project? Yes No
 - a) If yes, approximately how many per acre? _____
 - b) What is the distance between them and the project? _____
 - c) Will any of these snags be removed as a result of your proposed project? Yes No
6. Are there decaying logs greater than 12 inches in diameter at the largest end, and greater than 20 feet long near your project? Yes No
 - a) If yes, approximately how many per acre? _____
 - b) What is the distance between them and the project? _____
 - c) Will any of these logs be removed as a result of your proposed project? Yes No
7. Are there any cliffs in excess of 100 feet in height near your project? Yes No
If yes, what is the distance between the project and the cliff? _____
Are there any hawk, eagle or falcon nests on the cliff? Yes No
8. Are there areas of talus within or near your project area? Talus is a homogeneous area of rock rubble, with individual rocks ranging in size from 0.5 to 6.5 feet wide. Talus is often found at the base of cliffs, rock slides, and near mine shafts. Yes No
What is the distance from the talus to your project? _____

Signature

Date



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Directions to the job site and physical address

A permit will NOT be issued until all questions are answered and requirements are met. An accurate plot plan must be submitted before a permit can be issued.

Separate permits are required for each detached building more than 300 square feet in area.

Shoreline Permits may be required when located adjacent to a protected shoreline. Structures located in the 100-year flood plain are subject to the Flood Damage Prevention Ordinance and FEMA requirements. Issuance of a building permit does not exempt these or any other ordinances when applicable.

Property Owner _____
Mailing Address _____
City/State/Zip _____
Phone _____
Email _____
Tax Parcel # _____
Contractor _____
Contractor Street Address _____
Contractor City, State, Zip _____
License # _____
Contractor Phone _____
Contractor email _____
Proposed Start Date _____

OFFICE USE ONLY			
Dimensions	Sq. Feet	Cost per	Valuation
Main Floor	_____ x _____	= _____	x _____ = _____
2nd Floor	_____ x _____	= _____	x _____ = _____
Base-ment	_____ x _____	= _____	x _____ = _____
Attached Garage	_____ x _____	= _____	x _____ = _____
Deck Or Carport	_____ x _____	= _____	x _____ = _____
Square Footage Living Space = _____			
Total Square Footage = _____			
Total Value = \$ _____			
Permit Fee = \$ _____			
Land Use Review Fee = \$ _____			
Plans Review Fee = \$ _____			
St. Building Code Fee = \$ _____			
Date _____ Total Fees = \$ _____			
Permit # _____			

Describe fully the intended use of the structure: _____

of Bedrooms _____ # of Bathrooms _____

Septic Permit # _____

Septic permits are required on all residential construction, and Health Department approval is required on all bedroom additions.

Permit becomes VOID if construction has not started within 12 months of issuance OR if work is suspended for more than 180 days, unless a written request for an extension is received.

I certify that I have read and understand this application and know the same to be true and correct. All provisions or laws and ordinances governing this type of work will be complied with whether specified herein or not.

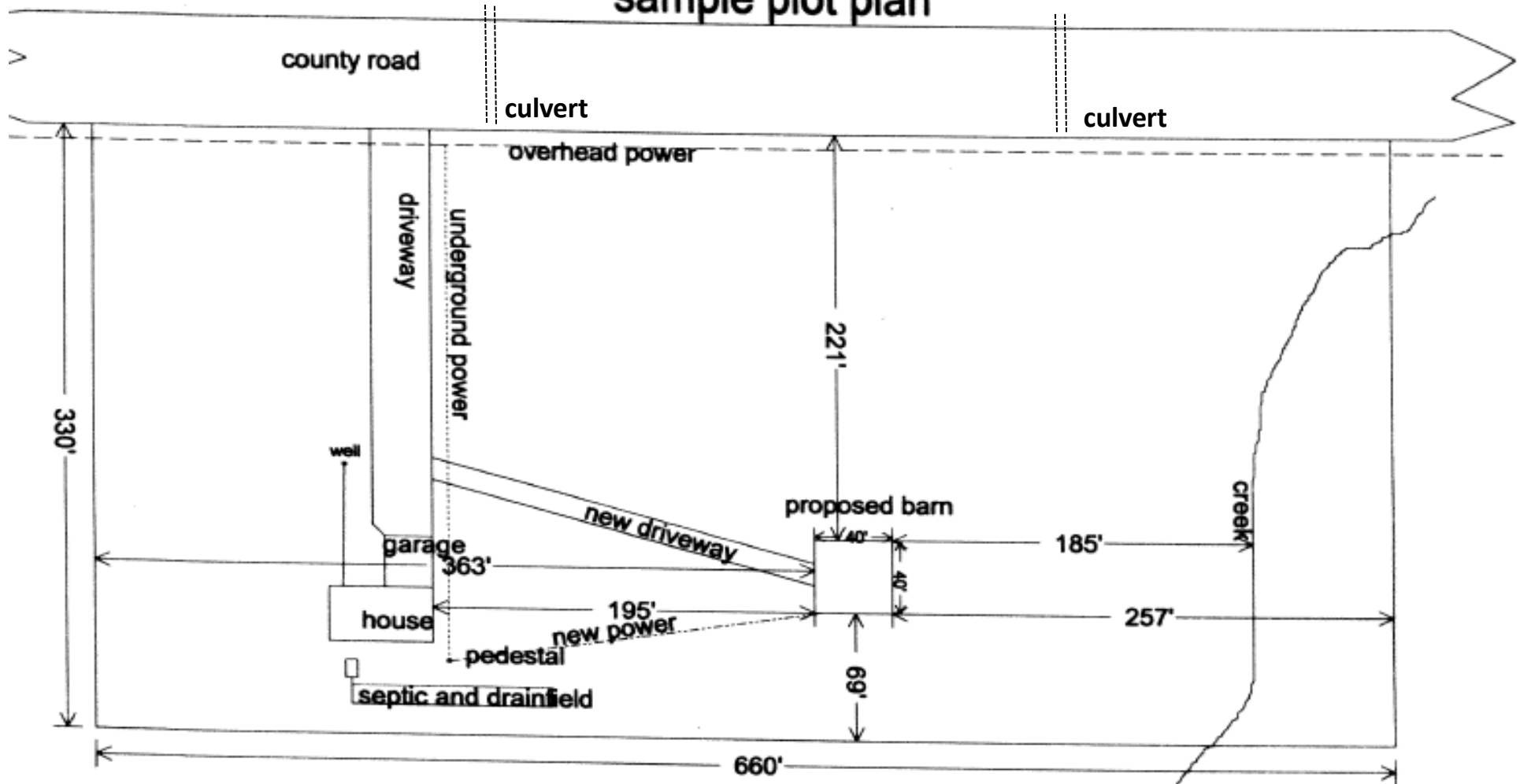
Owner Signature _____

Building Inspector Signature _____



City of Republic RESIDENTIAL BUILDING PERMIT APPLICATION

sample plot plan



Draw in your plot plan on the reverse side of this page.



**City of Republic
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Plot Plan

O show direction of north in circle



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CITY OF REPUBLIC BUILDING DEPARTMENT WATER SUPPLY INFORMATION REQUIRED FOR BUILDING PERMITS IF NOT CONNECTING TO CITY SERVICES

PUBLIC / COMMUNITY WATER SYSTEM:

A public or community water system is any water system that serves more than one dwelling unit or a group of people. All public water systems must be approved by the Washington Department of Health.

To obtain a building permit, you must provide a letter or form from the water system owner or operator stating that the system is capable of providing water and will provide it to your dwelling. Be sure the letter or form includes the water system's identification number assigned by the Washington Department of Health. If you have questions about a system, you can contact the Washington Department of Health at (509) 329-2100.

PRIVATE / INDIVIDUAL WATER SYSTEM:

A private water system is a system that serves only one house or dwelling unit. To get a building permit, you will need to provide information on the type of source, quantity and quality of the system.

SOURCE – The Washington State Department of Health does not consider dug wells or hauled water to be an adequate source of potable water due to the fact that dug wells are prone to surface contamination and hauled water is too difficult to verify the source. In the case of a dug well or hauled water, the applicant is required to file a Non-Potable Water Statement with the City of Republic. This statement will be recorded on the property title so any future owners will know that the water source is not approved by the State.

The location of a water source, even with a drilled well, is an important consideration that can have a major effect on the quality of your water. For that reason, the well or spring should meet these minimum standards for location.

THINGS TO CONSIDER IN REGARDS TO LOCATION

A radius of at least 100 feet around your well or spring should be under your ownership. If you do not own the 100 feet radius, you should have an easement from the property owner that would not allow sources of contamination within the protective area.



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Wells and springs should not be located in areas where surface water may pond or flow around it, or that are prone to flooding.

Wells or springs should not be located in areas where there are known or suspected quantity or quality problems or are too close to potential sources of contamination such as old mine tailings ponds, stock yards, landfills or too close to surface water.

QUANTITY:

In order to be considered adequate for domestic use, a water system must be able to produce a minimum of 800 gallons per day. This is a minimal quantity and does not include water needed for fire protection, irrigation or other uses. Documentation required for quantity can include any of the following:

A well log or pump test performed by a well driller, pump dealer or other party qualified to perform such a test. If a pump test is used, it must show a minimum of 0.55 gallons per minute.

A well log or air or bailer test performed by a well driller, pump dealer or other party qualified to perform such a test. Air or bailer tests must show a minimum of 1.0 gallon per minute.

QUALITY:

Since there are many sources of contamination, testing for all possible contaminants can be very expensive, time consuming and is usually not practical. Based upon past experience and testing in Ferry County, you will need to provide test results for Total Coliform (bacteria), Nitrate, Lead, Arsenic and Uranium. These tests must be conducted by a laboratory certified by the Washington Department of Health.

To be acceptable, your test results should be:

Total Coliform – none present

Nitrate – less than or equal to 10 mg/L

Lead – less than or equal to 0.05 mg/L

Arsenic – less than or equal to 0.05 mg/L

Uranium – less than or equal to 0.030 mg/L



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BUILDING PERMIT CHECKLIST RESIDENTIAL / NON-COMMERCIAL ZONE

- Application Received
 - Date: _____
- Building Plan Check
 - Date: _____
- Invoice Issued
 - Invoice # _____
- Payment Received
 - Date / Check # _____
- Building Permit Issued
 - Permit # _____
- Final Inspection
 - Date: _____
- Certificate of Occupation Issued



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Quick Reference:

BUILDING PERMIT # _____

BUILDING PERMIT LOCATION: _____

ISSUE DATE: _____

EXPIRATION DATE: _____

EXTENSION EXPIRATION DATE: _____

Important Dates:

FOUNDATION/FOOTING/SLAB INSPECTION DATE & TIME: _____

Notes: _____

FRAMING INSPECTION DATE & TIME: _____

Notes: _____

PLUMBING INSPECTION DATE & TIME: _____

Notes: _____

ELECTRICAL INSPECTION DATE & TIME: _____

Notes: _____

FINAL INSPECTION DATE & TIME: _____

Notes: _____

Final Inspection: _____ Date: _____



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Instructions

1. NEW CONSTRUCTION & REMODELS (affecting structural components)
 - a. APPLICATION
 - i. Turn in completed building permit application, plat map, and design drawings.
 - b. PLAN APPROVAL
 - i. If in the commercial zone, building design will need to conform to Western-Rustic Victorian style.
 - ii. Building Inspector will look over and approve the building plans.
 - c. BILLING
 - i. City Clerk will generate an invoice.
 - ii. Once invoice is paid, a Work Permit will be issued. This must be kept on display in a visible location during all construction.
 - d. CONSTRUCTION
 - i. Customer or Contractor performs building construction.
 - ii. City Public Works Construction.
 1. Water Meter Install– See Water Install Procedure.
 2. Sewer Line Hookup – See Sewer Hookup Procedure.
 - e. ON-SITE INSPECTION
 - i. Customer is responsible for contacting L&I for an electrical inspection.
 - ii. When work is completed, the Building Inspector will perform a final walk-through and occupancy inspection.
 1. Certificate of Occupancy will be issued for new builds only, or upon request for remodels.
2. TEMPORARY & PERMANENT SIGNAGE IN THE COMMERCIAL DISTRICT -
 - i. Please request Sign Permit Application

NOTE: Unless otherwise determined with City Hall and/or the Building Inspector, construction may not begin until all invoices are paid in full.

NET45 Terms: All Building Permit invoices are subject to Net45 terms. Any Building Permit that is not paid within 45 days after the date of the invoice is automatically VOID and construction may not begin.



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Building FAQs:

- **Electrical Inspection:**

- Washington State Department of Labor & Industries
 - (800)-509-8847
 - www.lni.wa.gov/licensing-permits/

- **Plumbing Inspection:**

- Northeast Tri-County Health District
 - 147 N. Clark Ave. #7
Republic, WA 99166
 - (509) 775-3111 ext. 2
 - <https://www.netchd.org/FormCenter/Forms-4/OnSite-Sewage-Permit-Application-Procedure-47>

- **No Permit Required:**

- Fences under 7 ft
- Sheds under 300 Sq Feet
- Remodel / Renovation with NO structural changes
- Buildings must be 6 ft from property line, with eaves overhanging no closer than 4 ft from the line.
- Fences can be built on the property line (leaving access for meter reads.)
- **Snow Load 40 PSF**
- **Frost Depth 30 inch** minimum from final grade to bottom of footing.

IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO CALL CITY HALL FOR THE INSPECTIONS LISTED BELOW. IF WORK PROGRESS IS BEYOND THE REQUIRED INSPECTION, IT MAY BE NECESSARY TO REMOVE MATERIALS FOR A PROPER INSPECTION.

- **FOOTING INSPECTION:**

Call for inspection when: Excavation for footings is complete and any required reinforcing steel is in place, but **BEFORE** concrete is poured.

NOTE: Footings should be 30 inches below the finished soil grade (to the top of the footings).



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- **FOUNDATION INSPECTION:**

Call for inspection when: Any required steel is in place, and forms are set, (Tie-downs are required on all Mobile Homes), BUT before concrete is poured.

- **CONCRETE SLAB INSPECTION:**

Call for inspection when: All reinforcing steel, under slab plumbing (All under slab plumbing must be inspected prior to being covered) and sand filling to grade is in place, BUT before concrete is poured. If you don't have a basement or concrete slab floor, disregard inspection #3.

- **FRAMING COVER INSPECTION:**

Call for inspection when: All framing, roofing (snow loads are 40 lbs), water piping, heating, venting ducts and *electrical wiring are in place, BUT before drywall/wallboard is started.

- **FINAL INSPECTION:**

Call for inspection when: Building is completed and ready for occupancy.

- **CERTIFICATE OF OCCUPANCY:**

BEFORE ANYONE OR ANYTHING IS MOVED INTO BUILDING, A CERTIFICATE OF OCCUPANCY MUST BE ISSUED.

- ALL building permits become **VOID** if construction has not started within 12 months of issuance **OR** is work is suspended for more than 180 days for *any* reason.
- Building Permit Extension Fees will be set at \$75.00 per extension request. The number of extensions will be limited to three (3) six-month extensions for an original Building Permit. The original Building Permit is for a period of one (1) year from the time the permit is issued.
- All requests for extensions of the original Building Permit must be made in writing to the Building Inspector thirty (30) days prior to expiration of the original permit or extension. No extension will be granted after the expiration of such thirty (30) day period, and a new Building Permit will be required to resume construction.