



City of Bainbridge Island  
Department of Planning & Community Development

280 Madison Ave North  
Bainbridge Island, WA 98110  
206-842-2552  
www.bainbridgewa.gov  
pcd@bainbridgewa.gov

**BLD22944**

**R-SFR**

**PROJECT NAME:** DUFRESNE SFR  
**SITE ADDRESS:** 11143 ROLLING BAY WALK NE BAINBRIDGE ISLAND  
**PROJECT DESCRIPTION:** BUILD NEW SFR: 1048SF FIRST FLOOR,  
1200SF SECOND FLOOR, 1080SF GARAGE AND 152SF DECK.

**ISSUED:** 07/02/2018  
**EXPIRES:** 12/29/2018

*Be sure to register at the Bainbridge Island Online Permit Center at <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>*

**PARCEL:** 41560010041006

**Zone:**

**OWNER:** DUFRESNE MARGARET A  
3866 NE STATE HIGHWAY 104  
POULSBO, WA 98370-6825  
206-491-3917

**APPLICANT:** DUFRESNE MARGARET A  
3866 NE STATE HIGHWAY 104  
POULSBO, WA 98370-6825  
206-491-3917

**ENGINEER:** BROWNE WHEELER ENGINEERS, INC  
241 Ericksen Avenue NE  
Bainbridge Island, WA 98110  
206-842-0605

**GEOTECHNICAL ENGINEER:** ASPECT CONSULTING LLC  
206-780-7731

**ENGINEER:** Lucia Engineering, Inc.  
7307 12th AVE NE  
SEATTLE, WA 98115  
206-790-8039

**SURVEYOR:** BRUCE MacLEARNSBERRY, PLS, CFS  
5819 NE Minder Road  
Poulsbo, WA 98370  
360-297-5560

**OWNER BUILDER:** Owner/Builder  
See Owners Information  
BAINBRIDGE ISLAND, WA 98110

**License:** XXXXXX  
**Expires:**

| VALUATIONS:                |         |              | FEES:                             | Paid              | Due           |
|----------------------------|---------|--------------|-----------------------------------|-------------------|---------------|
| Residential First Floor    | 1048.00 | \$171,630.96 | Fire Protection Review            | \$300.00          | \$0.00        |
| Deck or Patio              | 152.00  | \$9,842.00   | Plan Check Fee                    | \$1,912.66        | \$0.00        |
| Residential Second Floor   | 1200.00 | \$196,524.00 | Planning Review Fee               | \$588.51          | \$0.00        |
| Garage/Barn/Boathouse/Shed | 1080.00 | \$69,930.00  | Building Permit Fee               | \$2,942.55        | \$0.00        |
|                            |         |              | SBCC                              | \$4.50            | \$0.00        |
|                            |         |              | Transportation Impact Fee - Admin | \$33.74           | \$0.00        |
|                            |         |              | Transportation Impact Fee         | \$1,687.07        | \$0.00        |
|                            |         |              | Real Estate Recording Fee         | \$77.00           | \$0.00        |
|                            |         |              | Real Estate Recording Fee         | \$78.00           | \$0.00        |
| <b>Total:</b>              |         |              | <b>Totals :</b>                   | <b>\$7,624.03</b> | <b>\$0.00</b> |

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## REQUIRED INSPECTIONS

On-site preconstruction meeting (Call Public Works 206-780-3788)

Right of Way Inspection (Call Public Works)

Temporary Silt & Erosion Control (Call Public Works 206-780-3788)

Setback Inspection

Soil Bearing (Special Inspection by 3rd Party)

Foundation, Footing Inspection

Pin Pile Placement (Special Inspection by 3rd Party)

Foundation, Stem Wall Inspection

Drainage inspection prior to backfill (Call Public Works 206-780-3788)

Underfloor framing (prior to sub-floor)

Exterior Shear Wall Nailing Inspection

Holddown Inspection

Interior Shearwall Inspection

Plumbing, Rough-In Inspection

Mechanical, Rough-In Inspection

Mechanical, External Gas Piping Inspection

Mechanical, Internal Gas Piping Inspection

Mechanical, Propane or Liquid Fuel Tank & Piping Inspection

Caulk and Seal Inspection

Framing Inspection

Insulation Inspection

Gypsum Wallboard Inspection

Blower Door Test Results Received

Permeable pavement post construction infiltration test (Call Public Works 206-780-3788)

Fire Sprinkler Final Inspection (Call 206-451-2033)

Permeable Pavement Subgrade Preparation (Call Public Works 206-780-3788)

Asphalt Paving (Call Public Works 206-780-3788)

Step 3 Geotech received/reviewed (Call Public Works 206-780-3788)

Soil Management (Call Public Works)

Final Field Inspection (Call Public Works 206-780-3788)

Fire Department Final Inspection (Call 206-451-2033)

Health District Final (Call 360-728-2235)

Final Building Inspection

Inspection of final plantings

Planning Department Final Inspection

**Online Access Code: 1KFJ9-RCFVR**

## CONDITIONS





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Pursuant to the BIMC 15.20.070.D, a preconstruction meeting/inspection shall be conducted prior to clearing, and construction activities. Please schedule immediately with the Department of Public Works.

Approved plans shall not be changed, modified or altered without authorization from the Building Department. Revisions shall be submitted and approved by the Department of Planning and Community Development prior to inspection.

This permit does not authorize or approve any construction activity or use which would violate or otherwise obstruct those benefited by the Rolling Bay Walk easement(s), the turnaround access easement area on the subject property (A.F.N.200708210284), or the Manitou Park Plat parking lot. Construction activity or use includes but is not limited to occupying or staging or locating or storing materials or equipment, vehicle parking, location of porta-potty.

This permit does not authorize or approve any construction activity or use in the public right-of-way. Construction activity or use includes but is not limited to occupying or staging or locating or storing materials or equipment, vehicle parking.

Any use within the public right-of-way requires the express written approval of the City of Bainbridge Island Public Works Department pursuant to BIMC 15.12.060. It is unlawful for anyone to make private use of any public right-of-way without first obtaining a right-of-way use permit from the City for short- and long-term uses and disturbances.

This permit does not authorize any activity waterward of the Ordinary High Water Mark or waterward of the face of the Rolling Bay Walk bulkhead.

Prior to start of any construction activities, including but not limited to vegetation removal, grading, construction staging, delivery of construction materials, equipment or vehicles, the applicant shall designate a contact person that can be reached at all times during construction and this contact information shall be provided by the applicant to all area residents potentially impacted by construction of the project.

Any equipment and/or appurtenances not shown on this approved site plan (i.e. mechanical equipment, retaining walls, decks, etc.) are not approved. Revisions to plans must be submitted to COBI for approval prior to installation.

Structures designed with shearwalls, holddowns and/or other designed attachment devices are subject to inspection prior to cover.

Permit Expiration: All permits expire 180 days after permit issuance, or 180 days after the last approved inspection activity is performed. The Building Official may extend the time for action for a period not exceeding 180 days, upon the receipt of a written extension request indicating that circumstances beyond the control of the permit holder have prevented action from being taken. Extension requests must be received prior to permit expiration, or additional fees will be due to reactivate the permit.

Erosion and sedimentation control devices shall be installed in accordance with best management practices. Provide silt fence (s) along contours. Provide appropriate gravel construction entrance mat. Protect all exposed soils.

Building plans and review shall be subject to the 2015 International Codes, or subsequent edition as adopted by Bainbridge City Council at time of building permit application.





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All structures shall have roof gutters. All gutters, downspouts, and yard drains must be directed at a minimum to splash blocks, (or an infiltration system, if required). Drains shall have a minimum 2% grade away from the foundation. All drainage discharges shall be located so that there is no adverse impact to downstream or adjacent properties.

**ELECTRICAL WORK.** If electrical work is proposed, a separate electrical permit is required. You can contact L&I at 360-415-4000 to obtain an electrical permit. Electrical systems must be inspected by L&I prior to requesting a framing inspection and final approval granted prior to requesting a final building inspection from the Department of Planning & Community Development.

State Legal Holidays for 2018: January 1, January 15, February 19, May 28, July 4, September 3, November 12, November 23, November 24, December 25.

**Reinspection Fee:** All approved construction plans, the approved site plan, the printed building permit, and the permit inspection placard are required to be on-site for inspection purposes, and work to be inspected shall be complete and ready for inspection. If an inspection is called for and plans are not available on site, or the work is not ready for inspection, or if previously identified corrections have not been made, approval will not be granted. In addition, a re-inspection fee will be charged and must be collected by the Department of Planning & Community Development prior to any further inspections being performed or approvals granted.

**Final Inspection Required:** All building permits shall have a final inspection performed and approved by the Department of Planning & Community Development prior to permit expiration. The failure to request a final inspection or failure to obtain final approval prior to expiration will be documented in the legal property records on file with Bainbridge Island as being non-compliant with Bainbridge Island ordinances and building regulations and will be referred to Code Compliance for action.

**Certificate of Occupancy.** All buildings require a certificate of occupancy. No building or structure shall be used or occupied, until a final inspection has been approved and a certificate of occupancy issued. Issuance of a certificate of occupancy shall not be construed as an approval of any violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

The project shall comply with the requirements of the adopted Fire Code and any applicable NFPA standards or other requirements as stipulated by the Fire Marshal.

A final inspection by the Fire Department is required. Please call 206-451-2033 to schedule your inspection. 48 hours notice is required for all Fire Department inspections.

**Noise Regulations (Chapter 16.16).** Construction activities (site preparation, assembly, construction, erection, demolition, substantial repair, alteration or similar action on a property, buildings, structures or activities) within residential zones or within 100 feet of residential zones shall (A) be prohibited between the hours of 7:00pm and 7:00am on weekdays that do not constitute legal holidays; (B) be prohibited before 9:00am and after 6:00pm on Saturdays that do not constitute legal holidays; (C) be prohibited on Sundays and all legal holidays except that work on the inside of an enclosed structure may occur between the hours of 10:00am and 4:00pm.

An energy compliance certificate must be posted within 3 feet of the electrical panel or pursuant to WSEC Section R401.3.





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Premise identification (address number) is required for the dwelling and shall be clearly posted at the head of the driveway. It shall be of a contrasting color to the surface it is mounted to and be large enough to be clearly visible. An approved sign may be obtained from the Fire Department.

Residential fire sprinklers are required for this project. Sprinkler system design shall conform to NFPA 13 and 13D. Certified plans (3 sets plus cut sheets) shall be submitted to the Building Department for review. BIMC 20.04.100

All construction and associated activities shall follow the recommendations of the geotechnical engineer and the submitted geotechnical reports.

A Step 3 form or Geotechnical engineer final acceptance is required to be submitted to PCD prior to calling for final inspection.

Construction staging and parking for construction materials, activities and vehicles shall not obstruct vehicular access to homes served by Rolling Bay Walk unless the Applicant provides a notarized document recorded with the Kitsap County Assessor and the Fire Marshal finds that the agreement sufficiently addresses public health and safety.

Temporary shoring walls to allow for safe excavation are authorized. While the construction design may permanently incorporate these walls into the foundation system of the home, permanent walls which are not integrated into the foundation system are not approved through this authorization.

Plantings must be installed prior to temporary or final occupancy unless, to ensure optimal planting season, the City accepts financial assurity in lieu of completion in the amount of 125 percent of the plantings; the assurity shall include maintenance and monitoring costs for compensatory mitigation planting. A. If the Applicant requests to financially assure planting mitigation in lieu of completion, a financial estimate which is approved by the Department shall be required prior to scheduling temporary or final occupancy inspection. B. Any such assurance shall be in place prior to scheduling temporary or final occupancy inspection, and shall enumerate in detail the items being assured.

Prior to final building occupancy approval or release of performance assurity, the Applicant shall provide financial assurance in the amount of 50 percent of the compensatory mitigation planting maintenance and monitoring costs. Failure to submit one or more monitoring reports shall be considered non-compliance with the conditions of approval of the shoreline permit and may result in forfeit of all or a proportional amount of the maintenance and monitoring assurance device.

Prior to temporary or final occupancy, the Applicant shall provide a conservation easement or notice on title to ensure that the compensatory mitigation planting area will be maintained in perpetuity. The document shall be prepared and approved by the City.

Work shall immediately stop if any historical or archaeological artifacts are uncovered during excavation or construction and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.

The Conditions of Approval for the Shoreline Variance PLN50287-SVAR are applicable to this permit.



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I hereby certify that I have read and examined this permit and know the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state/local law regulating construction or the performance of construction.

Print Name

Signature

Date

THIS SECTION COMPLETED BY THE CITY OF BAINBRIDGE ISLAND

Issued by:

J. WEAVER

Signature:

Date:

7-2-18