



Date: January 31, 2023

From: Clark County Building Safety

RE: PAC-2023-00027 Knife River Concrete Batch Plant

The building safety program has reviewed the proposed site plan for site issues only. Building plan review will be performed under the applicable code at time of building permit application.

Please review the following comments and requirements for approvals.

1. Identify on the drawings, dimensions from all structures to the property line and between each building.
2. **Per IBC 705.5 Fire-resistance ratings.** Exterior walls shall be fire-resistance rated in accordance with Tables 601 & 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire-separation distance of less than or equal to 10 feet shall be rated for exposure to fire from both sides.
3. **Curb ramps, detectable warnings, accessible route to public way, identify the accessible stalls with the correct symbols and signage.**

a. ICC A117.1-2009 406 Curb Ramps – Provide details as applicable if there is change in elevations:

The slope of the curb ramp south of the building is steeper than 1:20. Indicate the flare sides are 1:10 maximum slope on both curb ramps. Curb of ramp flares shall be painted if adjacent curb is painted. Provide landings at the top of curb ramps. The clear length of the landing shall be 36 inches minimum and at least as wide as the curb ramp, excluding flared sides leading to the landing. The curb ramps shall be 36 inches minimum in width exclusive of flared sides. Please verify rather the sidewalks are at different elevation than the asphalt road. Provide details for truncated domes per ICC A117.1-2009 705.5.

b. ICC A117.1-2009 705 Detectable Warnings - Provide details

705.5.1 Size. Truncated domes shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inch (36 mm) maximum, and a top diameter of 50 percent minimum and 65 percent maximum of the base diameter.

705.5.2 Height. Truncated domes shall have a height of 0.2 inch (5.1 mm).



705.5.3 Spacing. Truncated domes shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (16.5 mm) minimum, measured between the most adjacent domes on the grid.

705.5.4 Alignment. Truncated domes shall be aligned in a square grid pattern.

c. Show the accessible route to the public way, accessible parking and all of the existing and proposed buildings on site.

- i. **Accessible route. See 2018 IBC/WAC 1101.2.1(ICC A117.1 Section 403.5) Clear width of accessible route.** Clear width of an accessible route shall comply with ICC A117.1 Section 403.5. For exterior routes of travel, the minimum clear width shall be 44 inches. Be sure to indicate the widths on the plans.
- ii. **2018 IBC 1104.1 Site arrival points.** Accessible routes within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.
- iii. **2018 IBC 1104.2 Within a site.** At least one accessible route shall connect accessible buildings (office, laundry, bathrooms, rec rooms), accessible facilities, accessible elements and accessible spaces that are on the same site.
- iv. **2018 IBC 1104.3 Connected spaces.** When a building or portion of a building is required to be accessible, at least one accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and to the publicway.

d. ICC A117.1-2009 502 Parking Spaces: Show compliance with this section for car and van parking.

502.7, Identification: Where accessible parking spaces are required to be identified by signs, the sign shall include the international Symbol of Accessibility complying with Section 703.6.3.1. Signs identifying van parking spaces shall contain the designation “van accessible.” Such signs shall be 60 inches minimum above the floor of the parking space, measured to the bottom of the sign.

e. ICC A117.1-2009 703.6 Symbols of accessibility: ICC A117.1-2009 703.6.2, symbols of accessibility and their backgrounds shall have a non-glare finish. Symbols of accessibility shall contrast with their backgrounds, with either a light symbol on a dark background or a dark symbol on a light background.

5. Trash enclosures are to be covered and a separate permit is required.

Note: *All structures, buildings, and facilities shall be permitted and approved by building safety program. Approval by land use or engineering division does not constitute approval by building safety program.*

Thank you,

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