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# Building Services

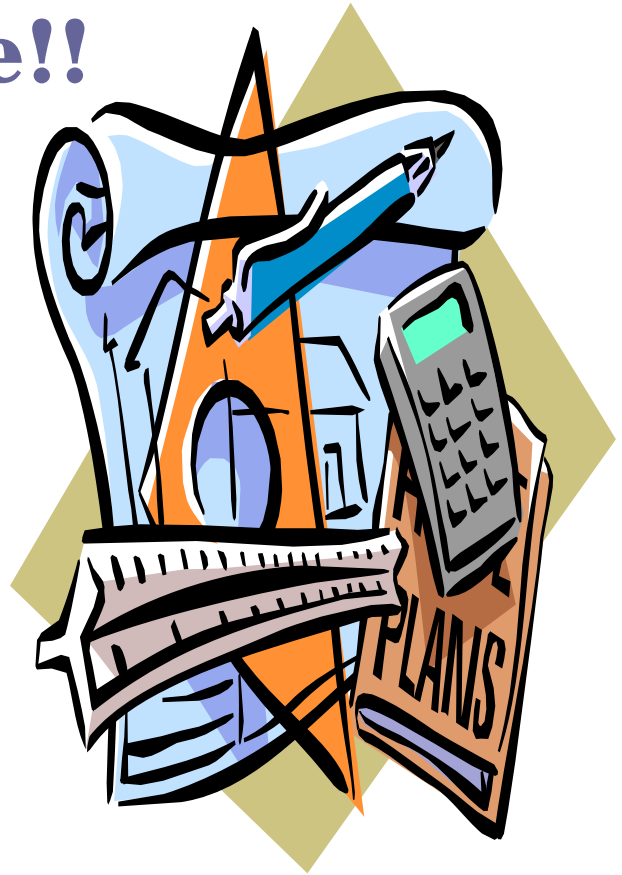
Teaming with the Spokane Community to encourage development and to ensure excellence in Building and Life Safety!!

## Thank You Spokane!!

As the Holiday Season nears and I reflect on the year that's been, I smile in realization that *in Spokane* we have much to be thankful for... A Place Near Nature ~ Near Perfect:

- Where most of us are surrounded by our families, and those without roots here feel like they do as friends, co-workers, and neighbors make them feel like family...
- Where we feel good about raising our children...
- Where we have been largely unaffected by the falling home prices and high foreclosure rates plaguing the nation...
- Where a river runs through it and parks abound...
- Where concerned citizens like those involved in our Building Advisory Board volunteer their time and energy to make the City and our government services better...
- Where the list can go on and on.

Thank You Spokane for making this a place I am proud to call home. *All of us in the Department of Building Services wish you a Safe and Happy Thanksgiving!!*



### Largest Projects of 2008

Project	Valuation	
New Pools Bid Packs A & B	\$17,400,000	1
Gonzaga Cincinnati Villa Dorms	\$16,000,000	2
New YMCA/YWCA	\$12,583,051	3
New Gonzaga Soccer Stadium	\$10,000,000	4
New Spokane Eye Clinic	\$9,148,612	5
	<b>\$65,131,663</b>	

### Largest Projects in Plan Review

Valuation	Project
\$9,177,334	New Best Western Hotel
\$3,750,000	Remodel Pearl Apartments
\$3,532,766	29th & Martin Professional Bldg
\$3,250,000	New Modern Machinery Sales
\$2,500,778	Grapetree Addition-Phase III
<b>\$22,210,878</b>	



# Pre-Development Opportunities

*Providing you with the knowledge needed to determine project feasibility and expedite the permit process.*

The Department of Building Services offers a unique opportunity for anyone planning a Commercial Project within the City of Spokane limits to meet with representatives of various departments and

other agencies *at no cost*. Conducted prior to the submittal of a building permit application through our Intake Process, applicants can request a Pre-Development Conference to present their construction project and receive feedback that will identify potential concerns there may be with adopted codes, policies, regulations or laws of the State of Washington, Spokane County, the City of Spokane and other government entities.

A Pre-Development Conference is a useful tool for the applicant to ensure complete and correct submittals for various Zoning (*zone change, special permit, PUD's etc.*), Traffic (*traffic studies, parking, striping, ADA compliance*), Engineering Services (*streets, sidewalks, sewer, on-site stormwater*), Water, Solid Waste and Fire Department requirements. This allows developers to determine the feasibility of projects before excess fees are expended for engineering and architectural services. The Conference also helps expedite the Intake and concurrent Departmental Review Processes as the applicant will have first-hand knowledge of what the reviewers need to be able to approve the plans, and the reviewers will have already seen the project once.

Three 45 minute Pre-Development conferences are held every Thursday. Call (509) 625-6300 to find out how to submit the 15 preliminary site plans needed to schedule your appointment today!!



**The City of Spokane Department of Building Services**

**Office Hours:** 8:00a.m. – 5:00p.m. Monday through Friday

*All Payment Transactions must be completed by 4:30p.m.*

24/7 Permit Access @ [www.spokanepermits.org](http://www.spokanepermits.org)

Applications & Handouts @ [www.buildingspokane.org](http://www.buildingspokane.org)

## DID YOU KNOW?



A **Certificate of Occupancy (CO)** is required before occupying a New Residence; moving in to a New or Remodeled Office/Office Building; occupying an existing building that has had a Change of Use; or, when opening a business in a New or Remodeled Facility.

The Contractor, Developer, or Owner can begin the Certificate of Occupancy Process by contacting CO Coordinator, Pam Piro at **625-6106**.

As multiple departments need to sign off on construction projects prior to the issuance of a CO, arrangements will need to be made with Pam **10 days prior to the date a CO is required.**

