City of Battle Ground
Community Development
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RCW 64.55: MULTI-FAMILY, MIXED-USE, AND TOWNHOME BUILDING ENCLOSURE SUBMITTAL CHECKLIST

EXEMPT BUILDINGS: Non-residential buildings, hotels, motels, dormitories, care facilities, floating homes, mixed-use buildings with maximum of two residential attached dwelling units, duplexes, and townhouses (as defined by the IRC) where each unit is on a single platted lot (recorded zero lot line subdivisions).

NOTE: The City of Battle Ground will not review or approve plans or inspect the work required by RCW 64.55, but will collect the required submittals per RCW 64.55.020 (1) and (2).

PERMIT SUBMITTAL AND CERTIFICATE OF OCCUPANCY SUBMITTAL REQUIREMENTS:

- ☐ **Signed Permit Application(s)** (1 Copy of each, as applicable) Bldg/Mechanical/Plumbing/Sign/Sprinkler/Demolition, Public Works, Water/Sewer Utility,
- ☐ **Construction Plans** (2 sets; 1/4" = 1' minimum scale. If in historical overlay, 3 sets required. 24"x36" maximum sheet size, stapled bound edge, 5/8" thick, all pages uniformly sized, each page consecutively numbered)
- ☐ **Completed RCW 64.55 Worksheet (see below) per building (with one of the following options checked):**
  - ☐ Valuation is 5% or less of the assessed value of the market improvement. –Show the calculations for the valuation of the work, and the percentage of the assessed value.
  - ☐ Two complete sets of building enclosure details which meet WA State RCW 64.55. –Independent inspection required during construction with letter of certification.
  - ☐ Certified record copy of the "Sale Prohibition Covenant" RCW 64.55.010 (6) (a) (vi).
  - ☐ Single platted lot per townhouse, documented by recorded approved site plans per RCW 64.55.010 (6) (b) (iii). This must be submitted prior to obtaining a Certificate of Occupancy.
- ☐ **Note:** The worksheet item selected must be submitted prior to obtaining a building permit.
- ☐ **Permit Submittal Fee** (Plan check fee)

I.REQUIRED PRIOR TO ISSUING A BUILDING PERMIT PER RCW 64.55.020 (AS APPLICABLE PER PG .1)

A. The building enclosure design documents submitted for permit should include details and specifications to protect the building or its components from water or moisture intrusion.

B. Building enclosure design documents must contain a stamped statement by the Washington State licensed architect or engineer in substantially the following form: “The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements of RCW 64.55.005 through 64.55.090.” "Stamped" means bearing the stamp and signature of the responsible licensed architect or engineer on the title page, and on every sheet of the documents, drawings, or specifications, including modifications to the documents, drawings, and specifications that become part of change orders or addenda to alter those documents.

II.REQUIRED PRIOR TO SCHEDULING FINAL INSPECTION PER RCW 64.55.030 (AS APPLICABLE PER PG. 1)

A. A special inspector retained by the owner at their cost should prepare and submit a signed letter certifying that the building enclosure has been inspected during the course of construction and that it was constructed in substantial compliance with the submitted building enclosure documents.

APPLICABLE CODES AND REFERENCES

- Chapter 64.55 RCW Construction Defect Disputes-Multiunit Residential Buildings, effective date 8/01/2005. Internet reference: http://apps.leg.wa.gov/RCW/default.aspx?cite=64.55
- Chapter 64.34 RCW Washington Condominium Act
- Clark County Assessor: https://www.clark.wa.gov/assessor

RCW 64.55 BUILDING ENVELOPE SUBMITTAL WORKSHEET

REHABILITATIVE CONSTRUCTION, NEW CONSTRUCTION, RECORDED COVENANT OR CONVERSION

CHECK ONE BOX	Property Name	Address	Building Number	Permit Number

☐ **REHABILITATIVE CONSTRUCTION equal to or less than 5% or less of current assessed market improvement value of specified building***

*NOTE: Applicant to provide entire cost of rehabilitative construction to the building enclosure for a multiunit residential building or mixed use project per RCW 64.55.010, which may exceed the valuation for building permit.

(A) ENCLOSURE REHAB COST	***(B)*** MULTIPLY (A) BY 100	***(C)*** ASSESSED BUILDING VALUE	***(D)*** DIVIDE (B) by (C) = %

☐ **NEW CONSTRUCTION OR REHABILITATIVE CONSTRUCTION equal to more than 5% of current assessed market improvement value of specified building***

*NOTE: Per RCW 64.55.010, RCW 64.55.020 and RCW 64.55.060

Each building enclosure design document is to be stamped and signed by a Washington State architect. The documents should also contain a stamped signed statement by the same architect that "the undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements or RCW 64.55.005 through 64.55.090".

Final inspection or 'Certificate of Occupancy' cannot be issued by the building department prior to receipt of a signed letter from an independent inspector certifying that the building enclosure has been inspected during the course of construction and has been constructed in substantial compliance with the building enclosure design documents.

☐ **RECORDED COVENANT OF SALE from Clark County** (Sale Prohibition Covenant) 64.55.010

Submit site plan with location of building, permit with description of work and certified copy of recorded covenant from the real property records of Clark County, Washington for specified building.

☐ **TOWNHOUSES ON SINGLE PLATTED LOTS** (Unit Lot Subdivision)

Can submit for building permit while concurrently seeking to obtain unit lot subdivision for each townhome. This exemption is an alternate to providing building enclosure design documents for the townhome building, if the unit lot subdivision is not approved. Certificate of Occupancy will not be issued without approved subdivision. The applicant accepts the risk involved to obtain a single platted lot exemption to RCW 64.55 for each unit of building.

Signature of Owner or Authorized Agent | Printed name of Owner or Authorized Agent | Phone # | Date

Printed name of Business | Address | City | Zip Code

SIGNATURE REQUIRED FOR EACH BUILDING PERMIT APPLICATION