



AGENDA

FRIDAY, SEPTEMBER 19, 2025
10:00 A.M.

CITY OF KENNEWICK
****HYBRID COUNCIL CHAMBERS & VIRTUAL MEETING****
210 W. 6TH AVE, KENNEWICK, WA 99336

Procedure for Participation

- Please register and sign in to Zoom if you wish to give testimony virtually.
- When recognized by the Examiner, state your name, address and whether you are representing only yourself or others.
- The appellant may represent themselves or be represented by legal counsel; the City may also be represented by legal counsel or a designated representative. Both the City and the Appellant have the right to summon witnesses who can provide pertinent detail regarding the facts outlined in the initial decision and those highlighted under the appeal. **General testimony from the public is not admissible.**
- All remarks, comments, and questions should be addressed to the Hearing Examiner and not to the audience or parties. You may offer written comments or other items (such as photographs) to the Hearing Examiner as an exhibit for the permanent record. Please provide at least three (3) copies of each item submitted: one copy for the Hearing Examiner, one for the Official Record, and one for Staff). During an Appeal Hearing, if the appellant and the applicant are different parties, then a fourth copy of all documentation is requested.

I. CALL TO ORDER

II. PROCEDURAL INFORMATION

III. PUBLIC HEARING

- A. APPEAL 2025-0001, an appeal of the citation for an RV carport built with no permit & encroachment of the required setbacks, and a residential fence exceeding maximum height requirement. Property is located at 5714 W. 10th Avenue, Kennewick, WA 99336. The site is zoned Residential, Suburban Density (RS). Applicant and property owner is Craig Hewitt, 5714 W. 10th Avenue, Kennewick, WA 99336.

IV. ADJOURN

CRAIG HEWITT,)	NUIS-2024-0106
Appellant,)	
vs.)	STAFF REPORT
CITY OF KENNEWICK,)	
Respondent.)	

1. Facts

Planner Alisha Piper of the City of Kennewick (City) reported that the recreational vehicle (RV) port located at 5714 West 10th Avenue, Kennewick, Washington, 99336, parcel identification number 104893060001005 (Property), violated the City’s permit or setback requirements. Ex. 2, p. 1. A Benton County property search identified Craig Hewitt as the owner (Property Owner). Ex. 2, p. 2. Code Enforcement Officer Tony Gott inspected the Property on October 30, 2024; observed an RV port exceeding two hundred square feet (200 sq. ft.) and adjacent fence exceeding six feet (6 ft.) in height, photographed both, and reported that the port did not appear to meet the setback requirements. Ex. 3, p. 1. The Property Owner observed Code Enforcement Officer Gott, followed him to Clearwater Avenue and Edison Street, and asked him why he visited the Property. Ex. 3, p. 2. Code Enforcement Officer Gott informed the Property Owner that someone reported that the RV port violated the City’s permit and setback requirements. *Id.* The Property Owner invited Code Enforcement Officer Gott onto the Property, who described the port as approximately one hundred feet (100 ft.) long and eighteen feet (18 ft.) wide. *Id.* The Property Owner informed Code Enforcement Officer Gott that he (1) expected the contractor to secure the permit and (2) increased the fence’s height at his neighbor’s request. *Id.*

1 Code Enforcement Officer Gott called the Property Owner on November 1, 2025,
2 informed him that the RV port and fence violated the City's permit or setback requirements,
3 encouraged him to contact the City's building and planning departments for the former and cut
4 down or remove the latter, notified him that he planned to issue a forty-five (45)-day compliance
5 warning notice, and expressed an interest in working with him. Ex. 3, p. 3.

7 Code Enforcement Officer Gott mailed the Property Owner the compliance warning
8 notice identifying violations of Kennewick Municipal Code (KMC) 15.08.050 (permit required),
9 18.27.030 (setback), 18.27.050(1) (fence height requirements), 9.48.010(1) (public nuisance),
10 and 9.48.010(2)(x) (Title 9, 13, 15, and 18 KMC violations) on November 1, 2024. Ex. 4, pp. 1-
11 3. The compliance warning notice (1) identified each code section, corrective action, and
12 compliance date (March 1, 2025, for the first and second violations, and December 16, 2024, for
13 the third); (2) identified the compliance deadline (December 16, 2024) on the top, right of each
14 page; (3) identified two ways to comply (correct the violations or enter a voluntary correction
15 agreement [VCA] within forty-five [45] days of the compliance warning notice); (4) identified
16 the notice and order penalties; and (5) included supporting photographs. *Id.*

19 The Property Owner confirmed receipt of the compliance warning notice on November 5,
20 2024, and requested that the third violation's compliance date be the same as the first and
21 second's (March 1, 2025). Ex. 3, p. 3. Code Enforcement Officer Gott granted the Property
22 Owner's request. *Id.*

24 The Property Owner requested and received the complainant's name from Code
25 Enforcement Officer Gott on November 15, 2024. Ex. 3, p. 4.

26 The Property Owner emailed Community Planning Director Anthony Muai on December
27 9, 2024, informed him that he planned to remove and/or relocate the RV port, and requested

1 minor variance and permit applicant fee refunds. Ex. 5, p. 2. The Property Owner's permit
2 application (BLDR-2024-3235) expired on December 11, 2024, and minor variance application
3 (MVAR-2024-0009) expired on April 5, 2025. Exs. 6, p. 1; 7, p. 1.

4 Code Enforcement Officer Gott reinspected the Property on July 31, 2025, photographed
5 the RV port and fence, reported that the Property Owner failed to correct the violations, and
6 issued him a notice and order with a five hundred dollar (\$500) fine. Exs. 3, p. 5; 6, pp. 1-5.
7 The notice and order (1) identified each code section and corrective action; (2) identified the
8 compliance deadline (August 30, 2025) on the top, right of each page; (3) identified the notice
9 and order penalties; (4) identified the appeal procedure; and (5) included supporting
10 photographs. Ex. 8, pp. 1-5.

11 Code Enforcement Officer Gott posted the notice and order on the Property Owner's
12 fence, photographed it, and mailed it to him on July 31, 2025. Exs. 3, p. 6; 9, p. 1; 10, p. 1. The
13 Property Owner observed Code Enforcement Officer Gott on the Property, informed him that he
14 realized that his minor variance and permit expired, and claimed that he planned to correct the
15 fence after removing the RV port. Ex. 3, p. 6.

16 The Property Owner filed an appeal on August 7, 2025, and supplemented it on August
17 26, 2025, with photographs. Exs. 11, p. 1; 12, pp. 1-4; 13, pp. 1-42. He describes the RV port as
18 "a simple carport, with no power or walls" and criticizes Planner Piper's "anonymous"
19 complaint, but does not address his failure to contact the City or correct the violations from
20 December 9, 2024, to July 31, 2025. Ex. 12, p. 1. The Property Owner's photographs clearly
21 illustrate his failure to correct the violations. Ex. 13, pp. 27-42.

22 **2. KMC 15.08.050**

1 No person, firm, or corporation shall erect, construct, enlarge, structurally alter, move,
2 remove, convert, or demolish any building or structure in the City, or cause the same to be done,
3 without first obtaining a separate building permit in each such building or structure from the
4 Building Official. KMC 15.08.050; Ex. 14, p. 1. Building permits are subject to Chapter 18.80
5 relating to Land Use Permits and Section 5.56.070 relating to street and right-of-way
6 improvements. *Id.*

8 **3. KMC 18.27.030**

9 Accessory buildings must comply with applicable setbacks. KMC 18.27.030; Ex. 15, p.
10 1. Except in C, I, PF, UMU, and OS districts, detached accessory buildings may not be over
11 twenty feet (20 ft.) high. *Id.* In all R and HMU districts, no accessory building may be closer
12 than ten feet (10 ft.) from any building on the same lot unless the accessory structure is
13 constructed according to the International Building Code (IBC), in which case the separation can
14 be reduced to four feet (4 ft.). . *Id.* In addition, no accessory structure may be within a radius of
15 ten feet (10 ft.) from the vertical centerline of a window in a dwelling on the same or an adjacent
16 lot. . *Id.* It may not be within five feet (5 ft.) of a side or rear property line but it may abut a rear
17 property line adjacent to an alley, canal right-of-way, or railroad right-of-way. *Id.*

20 **4. KMC 18.27.050(1)**

21 Fences, hedges, walls and the like in R districts may not be higher than thirty inches (30
22 in.) above the top of curb grade within a sight triangle as specified in KMC 18.27.060, thirty-six
23 inches (36 in.) above the top of curb grade in a required front yard, or six feet (6 ft.) above grade
24 on other parts of the site. KMC 18.27.050(1); Ex. 16, p. 1. Chain link fences over six feet (6 ft.)
25 high are permitted around basketball courts, tennis courts, and similar activities if all setbacks are
26 met. *Id.*

1 **5. KMC 9.48.010(1)**

2 Every act unlawfully done and every omission to perform a duty, which act or omission
3 (1) annoys, injures, or endangers the safety, health, comfort, or repose of the citizens of the City;
4 (2) offends public decency; (3) unlawfully interferes with, obstructs, or tends to obstruct, or
5 renders dangerous for passage, a public park, street, alley, highway, or other public area; or (4) in
6 any way renders any citizens of the City insecure in life or use of property. KMC 9.48.010(1);
7 Ex. 17, p. 1.

9 **6. KMC 9.48.010(2)(x)**

10 Violating any provision of Titles 9, 13, 15 and 18 KMC constitutes a public nuisance.
11 KMC 9.48.010(2)(x); Ex. 17, pp. 1, 4.

13 **7. KMC 9.48.020**

14 In order to discourage public nuisances and otherwise promote compliance with
15 applicable KMC provisions, the Community Planning Director may, in response to field
16 observations, determine that violations of Titles 9, 13, 15, and 18 KMC have occurred and issue
17 notices and orders, assess civil penalties, and recover costs authorized by Chapter 9 KMC. KMC
18 9.48.020(1)(b); Ex. 17, p. 5.

20 **8. Recommendation**

21 The facts, exhibits, and expected testimony do not support the Property Owner's
22 arguments or exceptions. For the foregoing reasons, the City respectfully requests that the
23 Hearing Examiner affirm the Property Owner's notice and order and assess the fine.
24



Leading the Way

CITY OF KENNEWICK
CODE ENFORCEMENT
210 W. 6th Ave/PO Box 6108
Kennewick, WA. 99336
Phone: 582-1355 | FAX: 585-4250
Code-Enforcement@ci.kennewick.wa.us

CODE ENFORCEMENT COMPLAINT FORM

ADDRESS OF VIOLATION 5714 W 10th Ave.

If you do not know the specific address, be as descriptive as possible about its location. Failure to provide adequate details may result in the City being unable to investigate. Include only one location per complaint form.

Please indicate if there are dogs at the location or any other information the Code Enforcement Officer should be aware of Unknown

NATURE OF COMPLAINT (Be concise and complete, including all necessary details)

RV carport built without permit and does not meet setback requirements.

Character Limit 800

NAME OF PERSON FILING COMPLAINT:

*FULL NAME: COK

*ADDRESS: 210 W 6th Ave. Kennewick, WA

*HOME PHONE: _____ *CELLPHONE: _____

*E-Mail: _____

If necessary may we enter onto your property to view the alleged violation? Yes No

Please indicate if there are dogs at your location or any other information the Code Enforcement Officer should be aware of No

Anonymous Complaints Will Not Be Investigated

SIGNATURE OF COMPLAINANT _____ DATE: _____

NOTICE: All information provided (including the identity of the complainant) is subject to disclosure under the Public Records Act (RCW 42.56) and will be released upon request without notice.

RESERVED FOR CODE ENFORCEMENT USE ONLY

Case No. NUIS-2024-0106

Date Entered 10/31/24 Officer Gott

45-Day Inspection Due _____ Repeat Offender _____

Owner Occupied _____ Vacant Lot _____

Closed: _____

Benton County Property Search

Property Search Results > 20668 HEWITT TRUSTEE CRAIG T for Year 2024 - 2025

Property

Account

Property ID:	20668	Abbreviated Legal Description:	RANCHETTE ESTATES NO. 3, BLOCK 1, LOT 1, THE WEST ONE/HALF. RESTRICTIONS AND PROTECTIVE COVENANTS, 1-14-70.
Parcel # / Geo ID:	104893060001005	Agent Code:	
Type:	Real		
Tax Area:	K24 - K24	Land Use Code:	18
Open Space:	N	DFL:	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	08	Section:	04
Range:	29	Legal Acres:	1.0000

Location

Address:	5714 W 10TH AVE KENNEWICK, WA 99336	Mapsco:	
Neighborhood:	11100 - Highland Vista	Map ID:	
Neighborhood CD:	11100		

Owner

Name:	HEWITT TRUSTEE CRAIG T	Owner ID:	467973
Mailing Address:	5710 W 10TH AVE KENNEWICK, WA 99336	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Taxes and Assessment Details

Values

Taxing Jurisdiction

Improvement / Building

Property Image

Land

Roll Value History

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Dee Nun
1	04/13/2023	QCD	Quit Claim Deed	HEWITT CRAIG T	HEWITT TRUSTEE CRAIG T	2023-007259		\$0.00	175407	
2	04/23/2004	QCD	Quit Claim Deed	HEWITT, DENISE A	HEWITT CRAIG T	2004-014501	04K02159	\$0.00	0	1480
3	03/08/1991	HDeed	Historical Deed	HEWITT,CRAIG T-DENISE A	UNKNOWN		199100874	\$95,000.00	0	
4	03/08/1991	HDeed	Historical Deed	HEWITT,CRAIG T-DENISE A	UNKNOWN		199100874	\$95,000.00	0	
5	08/22/1989	HDeed	Historical Deed	HEAP,ADRIAN J-LISA MARIAN	UNKNOWN		198903518	\$75,000.00	0	
6	08/22/1989	HDeed	Historical Deed	HEAP,ADRIAN J-LISA MARIAN	UNKNOWN		198903518	\$75,000.00	0	

Payout Agreement

[Assessor Website](#)
 [Treasurer Website](#)
 [Mapping Website](#)

UB acct # 35000794-04 Service location 5714 W 10TH AVE KENNEWICK WA 99336 Balance 0.00
Name CRAIG HEWITT Status a

Role	Resp	First Name	Middle	Last Name	Suffix	Customer #
tenant	<input checked="" type="checkbox"/>	CRAIG		HEWITT		00010069

Bill print Care of [] On account 0.00
 Past due Address 5714 W 10TH AVE KENNEWICK WA 99336 Balance due 0.00
 Shutoff Cash only No checks
 Home phone (509) 376-5178 Work phone []
 Use autopay N No ABA # [] Prenote date [] Credit card []
 Acct type [] Acct # [] Limit [] Type []
 Customer type [] Email []

Role	Resp	First Name	Middle	Last Name	Suffix	Customer #
owner	<input type="checkbox"/>	CRAIG		HEWITT		00010070

Bill print Care of [] On account 0.00
 Past due Address 5714 W 10TH AVE KENNEWICK WA 99336 Balance due 0.00
 Shutoff Cash only No checks
 Home phone (509) 376-5178 Work phone []
 Use autopay N No ABA # [] Prenote date [] Credit card []
 Acct type [] Acct # [] Limit [] Type []
 Customer type [] Email []



CODE CASE ACTIVITY REPORT NUIS-2024-0106 FOR CITY OF KENNEWICK

Case Type: Nuisance	Assigned To: Tony Gott	Opened Date: 10/31/2024
Address: 5714 W 10Th Ave Kennewick, WA 99336	Status: Fees Due	Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
11/01/2024	Tony Gott	Inspection	INITIAL INSPECTION	On 10/30/2024, I conducted an inspection of this location. Initially, I knocked on the front door in attempt to speak to the property owner of the complaint I have received. The owner was not home so I continued with my inspection and taking photos. I observed a large RV/carport structure that was very large and far exceeded 200 sq feet, which would require a permit. I also observed that the RV/carport structure was very close to the fenceline and did not appear to meet the setback requirements. Along the fenceline running north to south by the structure, it appeared that the property owner added 2 feet in height to the pre-existing 6 foot wood panel fence that appeared to have been stretched the entire length of the structure.

Activity Date	Created By	Activity Type	Activity Name	Comments
	Tony Gott	Field Contact	(Property Owner) Craig Hewitt	<p data-bbox="1130 237 1581 793">On 10/30/2024 after my inspection, I was driving to my next inspection location when a vehicle behind me began to honk repeatedly behind me and waving me down. I pulled into a parking lot off Clearwater Ave and Edison St. The driver stated that I was just at his house and he saw me on his Ring doorbell. He introduced himself as the property owner Craig Hewitt. He inquired why I was at his home and what I needed. I informed him that I received a complaint regarding the RV/carport structure he built without a permit and did not meet the setback requirements, but also the fencing that was approx 8 feet in height. He had a very shocked and confused look on his face and asked what he needed to do. He asked me if I am able to come to his home again so he can see what he needs to do to be code compliant. I stated I would be more than happy too do so.</p> <p data-bbox="1130 825 1581 1461">I followed Craig back to his home. Craig opened his gate leading to the structure and invited me onto the property. When I went through the gate, I seen that the structure was almost as long as the length of the cement slab. The approx length was 100 feet and was approx width of the structure was 18 feet. Craig stated that he is shocked and confused because when the contractor came out to build it, they both were aware that a permit may be required, but both failed to obtain one in the understanding that one of them would do so. I told Craig that this is an unfortunate common occurrence that the owner and contractors do not make the agreement as to whom will obtain the permit, and then when we get to this point where it was not obtained, the property owner is ultimately responsible. Craig stated that when he ordered the structure from a dealer out of state, he had to have the custom built pieces shipped to his home intact since the trusses were in one piece.</p> <p data-bbox="1130 1493 1581 1713">I also went over with Craig about the fence being above the maximum height, which is 6 ft in height. Craig stated that he was requested by his neighbor to install it because Craig had a camera pointed in the direction of his vehicles under the carport, but the neighbor felt that it was pointed towards them and also felt it invaded their privacy.</p> <p data-bbox="1130 1745 1581 1986">I informed Craig that according to code, the RV/carport and fence are not code compliant and may need to be addressed and corrected, regardless of the personal cost or inconvenience. I told Craig that I would call him before I send out the Compliance Warning Notice. Craig understood the City's standing, and is looking for any type of assistance in bringing the property into compliance.</p>

Activity Date	Created By	Activity Type	Activity Name	Comments
	Tony Gott	Phone Call		<p>On 11/1/2024 at 1433 hours, I called Craig on the phone. I informed Craig that after researching this case, I determined that the fence addition would need to be cut down to 6 ft in height or be removed to where just the existing 6 ft fence remains. I also informed him that the structure is not code compliant and he needs to talk to both the Building Dept and Planning Dept about easements and permits for the structure. I stated that as of right now, the structure would need to be relocated or be removed. I told Craig that I would be issuing the Compliance Warning Notice with a standard 45 day compliance timeline for the fence, but gave him until 3/1/2025 for the structure due to the size of the job and planning to relocate or coordinate with Planning and Building. I also stated that i am willing to work with him on the timeline regarding the structure, so 3/1/2025 would be an initial timeline to begin with.</p> <p>I could tell Craig was upset, however he was very polite and understanding of the issue. He stated he would talk to both the Planning Dept and Building Department about it and appreciated the information and willing to work with him on the timeline.</p>
	Tony Gott	Mail Compliance Warning Notice		On 11/1/2024, I mailed a Compliance Warning Notice to Craig T Hewitt Trustee at 5714 W 10th Ave. Kennewick, WA 99336.
11/05/2024	Tony Gott	Phone Call	CRAIG HEWITT	<p>On 11/5/2024 at approx 0845 hours, Craig called me in the office. He stated he received the Compliance Warning Notice letter and wanted to request that the compliance date for the fence be the same as the structure being either removed, relocated or having another plan to possibly purchase the land of his neighbor so the structure would not need to come down. He stated that he needs to prioritize the structure due to upcoming weather and needs to plan it out quickly. I told Craig that 45 days is the standard for these types of violations, but due to the amount of planning and work to put in to bring the property into compliance, I would grant the extension for the fencing to match with the structure. Craig was very appreciative and stated he would be going to City Hall soon to speak to Planning and Building to find a solution. I told Craig to contact me if he has any questions.</p>
11/12/2024	Tony Gott	Phone Call	CRAIG HEWITT	<p>On 11/8/2024 at 1110 hours, Craig Hewitt called me in the office and left a voicemail. He stated that he was able to have a conversation with the Building and Planning folks and requested that I give him a call back.</p>

Activity Date	Created By	Activity Type	Activity Name	Comments
11/15/2024	Tony Gott	Phone Call	CRAIG HEWITT	<p>On 11/15/2024, I called Craig Hewitt on the phone. Craig had questions regarding his case and who the complainant is. Craig initially went over how he is a federal employee and was approached about the complaint on his property that had Nuisance/Marijuana on it. He stated that he had spoken with Planning Director (Supervisor of Code Enforcement) Anthony Muai about it and was given the reason as to why it is labeled that way. In the end, the Marijuana portion was removed from the case and is now labeled as Nuisance. He also stated that Anthony Muai took the time to come to the property on Friday 11/8/2024 to go over with him what needs to be addressed and the violations that were listed to correct. Craig stated that is happy with the City about being available to speak about the issues and coming out to his home in person to clarify the questions he has.</p> <p>Craig did put in for a public records request for the case information and its entirety. He stated that on the complaint form, it lists COK (City of Kennewick) on it, but no name associated with it. I told Craig that I had not put the name of the complainant on it when I received the complaint through inter office, and I failed to notate that. I stated that I am going to speak to Public Records to see about how we can fix that and get the information to him without adding a document to the case, strictly for the records request. He was appreciative and stated that he would be in at some point today to obtain that information from Public Records.</p>
	Tony Gott	Email	CRAIG HEWITT	<p>On 11/15/2024, I emailed Craig Hewitt with the complainant information that should have been on the complaint form as public information. I provided the name, department, address to City Hall, City Hall phone number, date of the complaint, but no email as it was not provided during the complaint. I stated for him to reach out if he has any further questions.</p>

07/31/2025

Activity Date	Created By	Activity Type	Activity Name	Comments
	Tony Gott	Inspection		<p>On 7/31/2025, I conducted an inspection of this location. I observed the violations have neither been addressed or corrected. The fence is still approx 7.5 feet in height and the structure is still in its current place on the property and no movement is indicated.</p> <p>While looking into the history of this parcel, I see that a building permit was applied for (BLDR-2024-3235) was applied for, but was canceled per customers request, with no refund for the plan review fee since it was already reviewed. The communication in this permit was that the property owner informed Planning Director Anthony Muai, via email on 12/9/2024, that he is choosing to either remove or move the structure. This permit expired on 12/11/2024.</p> <p>On 12/6/2024, the property owner applied for a Minor Variance (MVAR-2024-0009) for a request for 10% reduction in side yard setback for the carport structure. In the workflow for the Minor Variance, it shows that it requires re-submit on 12/19/2024. No action was taken on the Minor Variance from the property owner, and the review expired on 4/5/2025.</p> <p>Due to no effort or communication from the property owner to abate the violations, I will be issuing a Notice and Order, including a \$500.00 fine.</p>
	Tony Gott	Mail Notice and Order		<p>On 7/31/2025, I mailed a N&O to Craig Hewitt Trustee at 5714 W 10th Ave. Kennewick, WA 99336. Included was an invoice for a \$500.00 fine.</p>

Activity Date	Created By	Activity Type	Activity Name	Comments
	Tony Gott	Post Notice and Order	Field contact with Craig Hewitt	<p data-bbox="1130 237 1576 348">On 7/31/2025, I posted a Notice and Order at this location. It was placed on the wood fence and gate by the structure in a conspicuous location.</p> <p data-bbox="1130 380 1576 737">As I was taking pictures of the Notice and Order, Craig came out of his home to speak with me. I informed him that I have issued a Notice and Order for non compliance of not correcting the violations of the fence and large structure built without a permit. Craig went over how he had applied for a permit and minor variance on the matter, and I informed him that both have expired and no communication was made from him since December of year 2024 with Planning Director Anthony Muai that he was going to either move the structure or remove it.</p> <p data-bbox="1130 768 1576 1125">Craig did agree that he is aware of that, and understood why I am addressing the issue. I told Craig that after the compliance date, I had seen a few contractor trucks over the last few months and assumed he was working on it, but no changes have been made as of today. Craig stated he is having a difficult time finding a contractor that is trustworthy to handle the job correctly. I told Craig that he could have corrected the fence in the mean time since I granted him extra time, and Craig stated he was waiting to correct the fence after the shop was moved.</p> <p data-bbox="1130 1157 1576 1346">I advised Craig that due to lack of communication, extra time granted and not correcting the violations, I am moving forward in the case which is a Notice and Order and a \$500.00 fine as of now. Craig stated he understood my standpoint and position, and appreciates my patience.</p> <p data-bbox="1130 1377 1576 1650">I informed Craig that I have given him extra time on the Notice and Order due to the size of the job. I also stated he is able to appeal the Notice and Order to state his case, but that I am following the City's process. I advised him to reach out to me for nay questions or concerns regarding this matter, but also if he would like to speak to my Supervisor about it, he may contact Anthony Muai for questions I am not able to help with.</p> <p data-bbox="1130 1682 1576 1852">Craig shook my hand and thanked me for being straight with him, communicating, but also fair. Craig had removed the Notice and Order from the fence before I was able to gather more than an up close photo of the posting. I left the location at this time.</p>

08/07/2025

Activity Date	Created By	Activity Type	Activity Name	Comments
	Dylan Doremus	Counter Contact	CRAIG HEWITT	<p>At approx.. 1145 on Aug. 8th 2025 Mr. Hewitt came into City Hall to file an appeal for the Notice of Order that was provided 7/31/2025 by Code Enforcement Officer Tony Gott. Mr. Hewitt began working with Emily Lyons (Customer Service Rep.) to pay for the 250.00 appeal and wanted to speak with Planning Director Anthony Muai. Ms. Lyons was unable to find Mr. Muai due to him being in a meeting, in addition to not being able to process a payment for the Appeal for it wasn't in the system. Mr. Lyons approached me to see if I was aware of the Appeal Process.</p> <p>When Ms. Lyons provided me the Appeal Document I realized it was for a Code Enforcement case. Being unfamiliar to the case and the appeals process I called The Code Enforcement officer Tony Gott to see if he could help provide some assistance. Mr. Gott was unsure as to the process of Appeals for it was his first, Mr. Gott advised me that he would be returning back to the office at 1300 - 1330, and that if Mr. Hewitt wanted to wait for him or come back to continue the appeal.</p> <p>I get off the phone with Mr. Gott and advised Mr. Hewitt that this was my first time receiving an appeal and that I was unsure as to the process of receiving and payment. I express that Mr. Gott would be in office around 1300-1330 and if Mr. Hewitt wanted to wait or come back during that time so Mr. Gott could come and help assist to the best of his ability. I explained to Mr. Hewitt that I understood that Mr. Hewitt has a timeframe to get the appeal submitted and that I would make case notes stating he stopped by to file the appeal.</p> <p>Mr. Hewitt stated that this would be fine, but asked if Anthony Muai was out of his meeting yet. Mr. Hewitt explained that he wanted to talk with Mr. Muai to go over the case and he may be able to help with the payment and processing of the appeal. I expressed to Mr. Hewitt that I would go see if he was out of his meeting.</p> <p>Mr. Muai was finishing up his meeting when I found him, I expressed the situation and Mr. Muai showed me how to file the Appeal with a Permit Technician and stated that he would come speak with Mr. Hewitt. While Mr. Mual and Mr. Hewitt spoke, I left the area and got the appeal entered into the system with a Permit Tech. When Mr. Muai and Mr. Hewitt were finished talking, Mr. Hewitt came to Permit Tech (JeriAnn) Station and paid for his appeal and left.</p> <p>I have uploaded the Receipt in the case. APPEAL-2025-0001 - INV-00015629</p>

Activity Date	Created By	Activity Type	Activity Name	Comments
09/04/2025	Tony Gott	Mail Hearing Notification	NOTICE OF APPEAL HEARING	On 9/4/2025, I mailed Notice of Appeal Hearing and cover letter to Craig Hewitt Trustee at 5714 W 10th Ave. Kennewick, WA 99336 via Certified Mail. This is in reference of APPEAL-2025-0001.
	Tony Gott	Email	Email to Craig Hewitt with Notice of Appeal Inform	On 9/4/2025, I emailed Craig Hewitt at cthewittconsult@aol.com with the Notice of Appeal information. The email has been uploaded to the Appeal case APPEAL-2025-0001, along with the Nuisance case NUIS-2024-0106.



Code Enforcement Department

210 W 6th Avenue
 PO Box 6108
 Kennewick, WA 99336

Case Number: **NUIS-2024-0106**

**Compliance
 Warning
 Notice**

Date Case Established: **10/31/2024**

Compliance Deadline: **12/16/2024**

Owner/Responsible Party: CRAIG HEWITT

Mailing Address

CRAIG HEWITT
 5714 W 10TH AVE
 KENNEWICK, WA 99336

Address

Parcel

5714 W 10TH AVE
 KENNEWICK, WA 99336

104893060001005

Violation: 15.08.050 - Subsection 105.1 and R105.1 Amended—Permits Required

No person, firm, or corporation shall erect, construct, enlarge, structurally alter, move, remove, convert, or demolish any building or structure in the City, or cause the same to be done, without first obtaining a separate building permit in each such building or structure from the Building Official. Building permits are subject to Chapter 18.80 relating to Land Use Permits and Section 5.56.070 relating to street and right-of-way improvements.

Corrective Action: YOU MUST REMOVE OR RELOCATE AND OBTAIN A BUILDING PERMIT FOR THE STRUCTURE THAT HAS BEEN BUILT ON THE WEST SIDE OF THE HOME ADJACENT TO THE MAIN DWELLING STRUCTURE. THE STRUCTURE DOES NOT MEET THE SETBACK REQUIREMENTS AND THE STRUCTURE HAS NOT BEEN PERMITTED BY THE CITY OF KENNEWICK.

PLEASE CONTACT THE PLANNING DEPARTMENT FOR SETBACK REQUIREMENTS, AND THE BUILDING DEPARTMENT FOR PERMIT REQUIREMENTS AT 509-585-4200.

Compliance Date: 03/01/2025

Violation: 18.27.030 - Accessory Building—Setback—Dimensions

Accessory buildings must comply with applicable setbacks. Except in C, I, PF, UMU, and OS districts, detached accessory buildings may not be over 20 feet high. In all R and HMU districts, no accessory building may be closer than ten feet from any building on the same lot unless the accessory structure is constructed in accord with the International Building Code, in which case the separation can be reduced to four feet. In addition, no accessory structure may be within a radius of ten feet from the vertical centerline of a window in a dwelling on the same or an adjacent lot. It may not be within five feet of a side or rear property line but it may abut a rear property line adjacent to an alley, canal right-of-way or railroad right-of-way.

Corrective Action: YOU MUST REMOVE OR RELOCATE AND OBTAIN A BUILDING PERMIT FOR THE STRUCTURE THAT HAS BEEN BUILT ON THE WEST SIDE OF THE HOME ADJACENT TO THE MAIN DWELLING STRUCTURE. THE STRUCTURE DOES NOT MEET THE SETBACK REQUIREMENTS AND THE STRUCTURE HAS NOT BEEN PERMITTED BY THE CITY OF KENNEWICK.

PLEASE CONTACT THE PLANNING DEPARTMENT FOR SETBACK REQUIREMENTS, AND THE BUILDING DEPARTMENT FOR PERMIT REQUIREMENTS AT 509-585-4200.

Compliance Date: 03/01/2025

Violation: 18.27.050 (1) - Fences, Hedges, Walls—Height Requirements

Fences, hedges, walls and the like in "R" districts may not be higher than 30 inches above the top of curb grade within a sight triangle as specified in 18.27.060, 36 inches above the top of curb grade in a required front yard or six feet above grade on other parts of the site. Chain link fences over six feet high are permitted around basketball courts, tennis courts, and similar activities if all setbacks are met.

Corrective Action: YOU MUST REMOVE OR ADJUST HEIGHT OF FENCING ON PROPERTY. ENSURE THE HEIGHT OF THE FENCING DOES NOT EXCEED 6 FT IN HEIGHT.

Compliance Date: 12/16/2024

Violation: 9.48.010 (1) - Public Nuisance and Other Terms Defined

(1)Every act unlawfully done and every omission to perform a duty, which act or omission does any of the following, shall constitute a public nuisance:



Code Enforcement Department

210 W 6th Avenue
PO Box 6108
Kennewick, WA 99336

Case Number: **NUIS-2024-0106**

**Compliance
Warning
Notice**

Date Case Established: **10/31/2024**

Compliance Deadline: **12/16/2024**

- (a) Annoys, injures, or endangers the safety, health, comfort, or repose of the citizens of the City; or
- (b) Offends public decency; or
- (c) Unlawfully interferes with, obstructs, or tends to obstruct, or renders dangerous for passage, a public park, street, alley, highway, or other public area; or
- (d) In any way renders any citizens of the City insecure in life or use of property.

Violation: 9.48.010 (2)(x) - The following acts, in addition to any others in violation of subsection (1) of this Section, shall constitute a public nuisance:
 (x) Violate any provision of Titles 9, 13, 15 and 18.

Compliance Deadline:

Failure to correct the violations or to enter into a Voluntary Correction Agreement (VCA) within 45 days from the issuance of this Warning Notice will necessitate the issuance of a **Notice of Order**, pursuant to KMC 9.48.030. All requests for a VCA must be made in writing and submitted to Code Enforcement for review by the Code Enforcement Supervisor.

Consequences of Notice and Order:

The City's issuance of a **Notice and Order** is required to be accompanied by a civil monetary penalty of \$500, imposed for remedial purposes, for the above-described code violations. Second violations will be imposed a penalty of \$1000, and each subsequent violation will result in a \$1500 penalty. Civil penalties shall be paid within 15 days of service of the Notice and Order if not appealed. Payment of the civil penalties assessed under this chapter does not relieve a person found to be responsible for a code violation of his or her duty to correct the violation(s) and/or to pay any and all civil penalties or other cost assessments issued pursuant to this chapter.

Code Authority:

KMC 9.48.020 Enforcement, Authority and Administration.

In order to discourage public nuisances and otherwise promote compliance with applicable code provisions, the City may, in response to field observations, determine that violations of KMC Titles 9, 13, 15, and 18, have occurred or are occurring, and may utilize any of the compliance provisions contained in KMC 9.48.

For the purposes of Maintaining a Weed Hazard under KMC 9.48.055, each day your property is in violation is a continuing offense. If a weed hazard continues or arises after the issuance of the civil infraction, subsequent infractions will be issued without further notice.

Pursuant to KMC 9.48.045: Criminal Penalties: In addition to any other judicial or other administrative remedy, after three or more violations of Section 9.48.010 at the same property, the City may forward to the office of the City Attorney, a detailed factual background of the alleged violation with a recommendation that a misdemeanor charge be filed against the person(s) responsible for Maintaining a Public Nuisance as defined in Section 9.48.010 (Ord. 5659 Sec. 6, 2016). This charge carries a penalty of up to ninety (90) days in jail and up to a one thousand (1,000) dollar fine.

The City of Kennewick encourages all violators of the Municipal Code to immediately correct the identified violation to reduce the need for additional compliance actions. You are encouraged to work with City staff to address any questions or concerns that you may have.

If you have questions regarding this Warning Notice, you must contact the Code Enforcement Officer as soon as possible to avoid further compliance action.



Code Enforcement Department

210 W 6th Avenue
PO Box 6108
Kennewick, WA 99336

EXHIBIT 4

Case Number: **NUIS-2024-0106**

**Compliance
Warning
Notice**

Date Case Established: 10/31/2024

Compliance Deadline: **12/16/2024**

Sincerely,

A handwritten signature in black ink, appearing to be "TG", written over a horizontal line.

Tony Gott
Code Enforcement Officer

COMPLIANCE WARNING NOTICE PHOTOS



#1A



#2A



#3A



#4A



#5A



#6A

COMPLIANCE WARNING NOTICE PHOTOS



#7A

From: [Diane Kalinowski](#)
To: [Jennifer Ramos](#)
Subject: FW: Generic drawings BLDR-2024-3235
Date: Wednesday, December 11, 2024 12:31:33 PM
Attachments: [image004.png](#)
[image005.png](#)
[image003.png](#)
[image001.png](#)
[image003.png](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.png](#)
[image007.png](#)
Importance: High

Jennifer,

Please talk to Anthony Muai regarding this. The email string below was uploaded to the permit by Anthony Muai.

I have put the permit on HOLD for now, did not cancel it. I don't know if there will be refunds or not. The comment in the Building Review by Dan Wilson said: Owner has instructed us to cancel this permit, as he indicated that he will take the structure down!

Thanks! 😊

Diane Kalinowski, CPT

Customer Care Representative

One-Stop Customer Service: 509.585.4266 CSUtilityAccounts@ci.kennewick.wa.us

Building & Planning: 509.585.4561 One.Stop@ci.kennewick.wa.us

diane.kalinowski@ci.kennewick.wa.us



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From: Anthony Muai <anthony.muai@ci.kennewick.wa.us>

Sent: Monday, December 9, 2024 3:05 PM

To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>; Dan Wilson <Dan.Wilson@ci.kennewick.wa.us>

Subject: FW: Generic drawings

Anthony Muai, AICP

Community Planning Director

Community Planning Department

City of Kennewick
O: 509.585.4386 | C: 509.820.5116
anthony.muai@ci.kennewick.wa.us

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From: Craig Hewitt <cthe Wittconsult@aol.com>
Sent: Monday, December 9, 2024 2:58 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Re: Generic drawings

Hi Anthony,

Thank you for the return call.
After discussion with Dan Wilson regarding the plan review, it does not appear I have a viable path forward.
I have decided it is not worth jumping thru the hoops to get this building permitted, so I plan to remove and/or move the structure.
Given that decision I respectfully request a refund of the Variance Deviation Application Fee \$184.00 Reference Number MVAR-2024-0009, and the BLD - Plan Review Fee \$399.42 (Reference Number BLDR-2024-3235), as they hold no value to me given there is no path forward for this building in its current location.

Just as a reminder, I would still like to get to the bottom of the anonymous request...later identified as Alisha Piper, who appears to work in your department. Up to this point it does not seem like I am getting the straight story on the "How" surrounding this "Complaint".

Much appreciated Anthony.

Respectfully,
Craig
509-308-2277

On Friday, December 6, 2024 at 09:02:40 AM PST, Anthony Muai <anthony.muai@ci.kennewick.wa.us> wrote:

Sounds good

Anthony Muai, AICP

Community Planning Director

Community Planning Department

City of Kennewick

O: 509.585.4386 | C: 509.820.5116

anthony.muai@ci.kennewick.wa.us

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From: Craig Hewitt <cthewittconsult@aol.com>
Sent: Friday, December 6, 2024 8:56 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Re: Generic drawings

Awesome...I will head your was shortly

On Friday, December 6, 2024 at 08:48:18 AM PST, Anthony Muai <anthony.muai@ci.kennewick.wa.us> wrote:

Hi Craig,

I actually have an appointment today at 10 am, but should be done by 11 am. I am also free before 10 am and after 1:30 pm until 5 pm.

Anthony Muai, AICP

Community Planning Director

Community Planning Department

City of Kennewick

O: 509.585.4386 | C: 509.820.5116

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From: Craig Hewitt <cthe Wittconsult@aol.com>
Sent: Friday, December 6, 2024 8:20 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Re: Generic drawings

Good morning Sir.

Does 10:00 AM work for you today?

Respectfully,

Craig

On Tuesday, November 26, 2024 at 12:00:09 PM PST, Anthony Muai <anthony.muai@ci.kennewick.wa.us> wrote:

Sounds great. You have a happy Thanksgiving as well!

Anthony Muai, AICP
Community Planning Director
Community Planning Department
City of Kennewick

O: 509.585.4386 | C: 509.820.5116

anthony.muai@ci.kennewick.wa.us

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From: Craig Hewitt <cthewittconsult@aol.com>
Sent: Tuesday, November 26, 2024 11:47 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Re: Generic drawings

Excellent and thank you.

Let's plan of Friday December 6th and I will let you know an hour ahead of time.

Many thanks Anthony and have a great Thanksgiving Sir!

Respectfully,

Craig

On Tuesday, November 26, 2024 at 11:23:36 AM PST, Anthony Muai <anthony.muai@ci.kennewick.wa.us> wrote:

I get that, so not a problem. I am available Wednesday at 1:30. Thursday I am available from 8:30-noon or pretty much all day on Friday. Either one will work. Just let me know your preference.

Anthony Muai, AICP

Community Planning Director

Community Planning Department

City of Kennewick

O: 509.585.4386 | C: 509.820.5116

anthony.muai@ci.kennewick.wa.us

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From: Craig Hewitt <cthewittconsult@aol.com>
Sent: Tuesday, November 26, 2024 10:47 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Re: Generic drawings

Hi Anthony,

I don't mind waiting till you are back in the office.

My experience has been that handoff's generally result in misunderstandings and miscommunications.

Are you in the following Wednesday? If not, what day is good for you, and do you have a preferred time?

Respectfully,

Craig

On Tuesday, November 26, 2024 at 10:42:41 AM PST, Anthony Muai <anthony.muai@ci.kennewick.wa.us> wrote:

I will not be here, but there will be staff here that can log in your applications. I will let them know that you will be coming down.

Anthony Muai, AICP

Community Planning Director

Community Planning Department

City of Kennewick

O: 509.585.4386 | C: 509.820.5116

anthony.muai@ci.kennewick.wa.us

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From: Craig Hewitt <cthewittconsult@aol.com>
Sent: Tuesday, November 26, 2024 10:41 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Re: Generic drawings

Excellent!

Will you and the right folks be there tomorrow if I bring my documents down to submit?

Respectfully,

Craig

On Tuesday, November 26, 2024 at 10:38:21 AM PST, Anthony Muai <anthony.muai@ci.kennewick.wa.us> wrote:

Hi Craig,

These look like what we need. You should be ready to submit for a building permit and the minor variance.

Anthony Muai, AICP

Community Planning Director

Community Planning Department

City of Kennewick

O: 509.585.4386 | C: 509.820.5116

anthony.muai@ci.kennewick.wa.us

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From: Craig Hewitt <cthewittconsult@aol.com>
Sent: Monday, November 25, 2024 12:54 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Fw: Generic drawings

Hi Anthony,

I was out on business travel last week.

I finally received my carport drawings.

I assume I will need to bring these with me when I apply for the permit.

Wanted you to have an advance look.

Please let me know the next step and I will proceed.

I am wanting to make I can get this approved (with the setback variation) before I spend the money to move the building.

Many thanks for the advance look.

Also, when we get a chance, I would like to talk with you regarding what I found out about the complaint origination.

Respectfully,

Craig



PERMIT DETAILED REPORT (BLDR-2024-3235) FOR CITY OF KENNEWICK

Permit Type: Residential	Project:	App Date: 12/06/2024
Work Class: Express Accessory Structure	District: City of Kennewick	Issue Date: NOT ISSUED
Status: Expired	Square Feet: 1,932.00	Exp Date: 12/11/2024
Description: ***CANCELED PER CUSTOMERS REQUEST REFUND ON PLAN REVIEW FEE AS REVIEW WERE COMPLETED*** Construction of new 92' x 21' carport		Final Date: NOT FINALED
Valuation: \$19,000.00		

Parcel: 104893060001005	Main	Address: 5714 W 10Th Ave Kennewick, 99336	Main	Zone: RS (RS) RS (RS)	Main
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Applicant	Contractor	Owner
Craig T Hewitt Trustee	Craig T Hewitt Trustee	Craig T Hewitt Trustee
5714 W 10Th Ave Kennewick, WA 99336	5714 W 10Th Ave Kennewick, WA 99336	5714 W 10Th Ave Kennewick, WA 99336
Home:	Home:	Home:
Business:	Business:	Business:
Mobile: 5093082277	Mobile: 5093082277	Mobile: 5093082277

Note	Created By	Date and Time Created
1. NUIS-2024-0106 BUILDING CARPORT WITHOUT A PERMIT	Jennifer Ramos	December 6, 2024 10:39 am

Type of Hold	Created By	Date Created	Comments	Active
Expired Permit Hold	EnerGov Service	1/8/2025 12:09:19AM	Hold has been added by the IAA to ensure the expired permit cannot have any further work conducted until the expiration is extended.	Yes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00012686	BLD - Plan Review Fee	\$399.42	\$399.42
	Total for Invoice INV-00012686	\$399.42	\$399.42
NOT INVOICED	BLD - Residential Express Surcharge Fee	\$150.00	\$0.00
	BLD - Building Permit Fee	\$614.50	\$0.00
	BLD - Residential State Permit Fee	\$6.50	\$0.00
	Total for Invoice NOT INVOICED	\$771.00	\$0.00
Grand Total for Permit		\$1,170.42	\$399.42

Dylan Doremus

From: Diane Kalinowski
Sent: Wednesday, December 11, 2024 12:32 PM
To: Jennifer Ramos
Subject: FW: Generic drawings BLDR-2024-3235

Importance: High

Jennifer,

Please talk to Anthony Muai regarding this. The email string below was uploaded to the permit by Anthony Muai.

I have put the permit on HOLD for now, did not cancel it. I don't know if there will be refunds or not. The comment in the Building Review by Dan Wilson said: Owner has instructed us to cancel this permit, as he indicated that he will take the structure down!

Thanks! ☺



Diane Kalinowski, CPT

Customer Care Representative

One-Stop Customer Service: 509.585.4266 CSUtilityAccounts@ci.kennewick.wa.us

Building & Planning: 509.585.4561 One.Stop@ci.kennewick.wa.us

diane.kalinowski@ci.kennewick.wa.us



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From: Anthony Muai <anthony.muai@ci.kennewick.wa.us>

Sent: Monday, December 9, 2024 3:05 PM

To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>; Dan Wilson <Dan.Wilson@ci.kennewick.wa.us>

Subject: FW: Generic drawings



Anthony Muai, AICP

Community Planning Director

Community Planning Department

City of Kennewick

O: 509.585.4386 | C: 509.820.5116

anthony.muai@ci.kennewick.wa.us

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I have decided it is not worth jumping thru the hoops to get this building permitted, so I plan to remove and/or move the structure.

Given that decision I respectfully request a refund of the Variance Deviation Application Fee \$184.00 Reference Number MVAR-2024-0009, and the BLD - Plan Review Fee \$399.42 (Reference Number BLDR-2024-3235), as they hold no value to me given there is no path forward for this building in its current location.

Just as a reminder, I would still like to get to the bottom of the anonymous request...later identified as Alisha Piper, who appears to work in your department.

Up to this point it does not seem like I am getting the straight story on the "How" surrounding this "Complaint".

Much appreciated Anthony.

Respectfully,
Craig
509-308-2277

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Sounds good



Anthony Muai, AICP
Community Planning Director
Community Planning Department
City of Kennewick

O: 509.585.4386 | C: 509.820.5116

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From: Craig Hewitt <cthe Wittconsult@aol.com>
Sent: Friday, December 6, 2024 8:56 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Re: Generic drawings

Awesome...I will head your was shortly

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Hi Craig,

I actually have an appointment today at 10 am, but should be done by 11 am. I am also free before 10 am and after 1:30 pm until 5 pm.



Anthony Muai, AICP
Community Planning Director
Community Planning Department
City of Kennewick

O: 509.585.4386 | C: 509.820.5116

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Good morning Sir.

Does 10:00 AM work for you today?

Respectfully,

Craig

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Community Planning Director

Community Planning Department

City of Kennewick

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anthony.muai@ci.kennewick.wa.us

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Community Planning Director

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Anthony Muai, AICP

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Community Planning Department

City of Kennewick

O: 509.585.4386 | C: 509.820.5116

anthony.muai@ci.kennewick.wa.us

This communication (and any reply) is subject to the [Public Records Act, RCW 42.56](#). The City of Kennewick is committed to transparency in government and we will provide our customers the fullest assistance possible when they request access to public records. Individuals wishing to obtain public records shall submit their requests in accordance with the [City of Kennewick's Public Records Policy](#).

From: Craig Hewitt <cthe Wittconsult@aol.com>
Sent: Tuesday, November 26, 2024 10:41 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Re: Generic drawings

Excellent!

Will you and the right folks be there tomorrow if I bring my documents down to submit?

Respectfully,

Craig

On Tuesday, November 26, 2024 at 10:38:21 AM PST, Anthony Muai <anthony.muai@ci.kennewick.wa.us> wrote:

Hi Craig,

These look like what we need. You should be ready to submit for a building permit and the minor variance.



Anthony Muai, AICP

Community Planning Director

Community Planning Department

City of Kennewick

O: 509.585.4386 | C: 509.820.5116

anthony.muai@ci.kennewick.wa.us

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From: Craig Hewitt <cthe Wittconsult@aol.com>
Sent: Monday, November 25, 2024 12:54 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Fw: Generic drawings

Hi Anthony,

I was out on business travel last week.

I finally received my carport drawings.

I assume I will need to bring these with me when I apply for the permit.

Wanted you to have an advance look.

Please let me know the next step and I will proceed.

I am wanting to make I can get this approved (with the setback variation) before I spend the money to move the building.

Many thanks for the advance look.

Also, when we get a chance, I would like to talk with you regarding what I found out about the complaint origination.

Respectfully,

Craig



5714 W 10TH AVE
 Tax# 1-0489-306-0001-005

PLOT PLAN REVIEW

PERMIT # _____

PLOT PLAN APPROVAL
 BY _____

DATE _____

SOIL REPORT REQUIRED?
 YES ___ NO ___

SIDEWALK APPROVAL
 BY _____

DATE _____

Max _____ foot curb cut allowed
 (distance)

LEGEND

Parcel Boundary

Easement

Building Footprint

Disclaimer

The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all applicable laws, including, but not limited to, the Freedom of Information Act. Such information is provided as is, without any warranty, and the user assumes all liability for any dependence on this information and assumes responsibility for the information.



22' WIDE FRAME 'CARPORT STYLE' METAL BUILDING GENERICS

BLDR-2024-3235



SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR A VARIETY OF PRE-FAB METAL BUILDINGS PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES.
2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.
3. DOES NOT PROVIDE ANY DOOR OR WINDOW DESIGN INFORMATION. THOSE SHALL BE ADDRESSED BY DOOR AND WINDOW MANUFACTURER.
4. THESE DOCUMENT SHALL NOT BE USED TO PERMIT OR JUSTIFY DESIGN OF AS-BUILT / EXISTING STRUCTURES OR BUILDINGS BUILT WITHOUT A PERMIT.

GENERAL DESIGN NOTES

1. THESE STRUCTURES ARE DESIGNED AS RISK CATEGORY 1 (NON-HABITABLE), UTILITY / STORAGE / PRIVATE GARAGE / SHED TYPE BUILDINGS - THAT ONLY DESIGNED TO RESIST THE DEAD LOADS, LIVE LOADS, AND WIND LOADS LISTED UNDER "STRUCTURAL DESIGN CRITERIA". ANY ADDITIONAL LOADINGS WITHOUT RE-DESIGN OR ENGINEERING CONSULTATION SHALL NOT BE PERMITTED.
2. ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
3. ALL WELDED CONNECTIONS SHALL BE SHOP WELDED CONNECTIONS. **FIELD WELDING IS NOT PERMITTED NON REQUIRED.**
4. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE:
ASTM A500 GRADE C OR EQUAL:
Fy = 50 KSI Fu = 65 KSI
5. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE. U.N.O.

STRUCTURAL DESIGN CRITERIA

ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PREVAILING CODES LISTED BELOW AND ALL APPLICABLE LOCAL REQUIREMENTS.
PREVAILING CODE: **2021 IBC CODE**
MINIMUM DESIGN STANDARD: **ASCE 7-16**
OCCUPANCY GROUP: **ASCE 7-16**

CONSTRUCTION TYPE: RISK CATEGORY:

1. ROOF DEAD LOAD (D)
2. ROOF LIVE LOAD (L)

3. SNOW LOAD (S)

GROUND SNOW LOAD
IMPORTANCE FACTOR
THERMAL FACTOR
EXPOSURE FACTOR
ROOF SLOPE FACTOR
FLAT ROOF SNOW LOAD
SLOPED ROOF SNOW LOAD
MINIMUM SNOW LOAD

4. WIND LOAD (W)

EXPOSURE
DESIGN WIND SPEED
C
Vult = 105 TO 160 MPH
VARIABLES BASED ON
FRAME SPACING AND
DESIGN OPTIONS)

5. SEISMIC LOAD (E)

DESIGN CATEGORY
IMPORTANCE FACTOR
ADD LOAD COMBINATIONS:
1. D + (Lr OR S)
2. D + (0.6W OR 0.7E)
3. D + 0.75 (0.6W OR 0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR 0.7E)

CONTACT INFORMATION

FOR QUESTIONS OR INFORMATION NEEDED PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO ADDRESS ANY QUERIES

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF METAL BUILDING MANUFACTURER LISTED ON THIS PAGE. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF METAL BUILDING MANUFACTURER LISTED BELOW IS PROHIBITED. LEGAL ACTION WILL BE TAKEN AS NECESSARY AS A RESULT.

ANY REQUESTS, CHANGES, MODIFICATIONS REVISIONS TO INFORMATION PROVIDED IN THIS DOCUMENT WILL REQUIRE A COMPLETELY SEPARATE SITE-SPECIFIC SET OF PLANS. INQUIRE WITH THE LISTED METAL BUILDING MANUFACTURER.

STRUCTURAL SHEET INDEX

COVER SHEET	1
SCHEDULES & MEMBER - SECTIONS	2
FRAME SECTIONS & DETAILS	3A, 3B
SPACING SCHEDULES & ENCLOSURE NOTES	4
PURLIN & GIRT SCHEDULES	5
SHEATHING OPTIONS	6
SIDE WALL FRAMING & OPENINGS	7A, 7B
END WALL FRAMING & OPENINGS	8A, 8B
CORNER BRACING DETAILS	9
OPTIONAL, LEAN-TO ADDITION	10
FOUNDATION OPTIONS	11A TO 11D

CUSTOMER INFORMATION

OWNER: **Craig Hewitt**
ADDRESS: **5714 W 10th Ave
Kennewick, WA 99336**

DESIGN LOADS

GROUND SNOW: **40**
ROOF LIVE LOAD: **27**
BASIC WIND SPEED: **105**

BUILDING INFORMATION

WIDTH: **21**
LENGTH: **90**
HEIGHT: **10**
FRAME TYPE:
 A-FRAME
 REGULAR
 FULL
 PARTIAL
 OPEN

CERTIFICATION VALIDITY NOTICE

DATE OF PLANS EXPIRATION: **09-06-2025**
CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

Omar Abu-Yasein Digitally signed by Omar Abu-Yasein
Date: 2024.11.06 09:45:27 -05'00'

City of Kennewick
Building Department

REVIEWED FOR CODE COMPLIANCE
Date: **12/9/24** By: **D. Willson**

METAL BUILDINGS LLC

ASA ENGINEERING
CIVIL - STRUCTURAL

DRAWING INFORMATION

PROJECT: **22' WIDE**
LOCATION: **STATE OF WASHINGTON**
PROJECT NO.: **483-24-2523**
SHEET TITLE: **COVER SHEET**
SHEET NO.: **1 / 11**

CHECKED BY: **OAA** DATE: **1/25/24**
LEGAL INFORMATION

ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.



STAMP EXPIRY: **11-09-2026**
DATE SIGNED: **09-06-2024**

TABLE 2.1: MEMBER PROPERTIES

NO.	MEMBER PROPERTY	PROFILE NO.	
1	COLUMN POST	25" X 25" X 14GA TUBE	1
2	ROOF BEAM	25" X 25" X 14GA TUBE	1
3	BASE RAIL	25" X 25" X 14GA TUBE	1
4	PEAK BRACE	25" X 25" X 14GA CHANNEL	4
5	KNEE BRACE	25" X 15" X 14GA CHANNEL	4
6	CONNECTOR SLEEVE	225" X 225" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	FURLIN	4" X 1" X 14GA / 18GA HAT CHANNEL	5
9	GIRT	4" X 1" X 14GA / 18GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	25" X 15" X 14GA CHANNEL	1
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	25" X 25" X 14GA TUBE	1
12	DOOR POST	25" X 25" X 14GA TUBE	1
13	SINGLE HEADER	25" X 25" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 25" X 25" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	25" X 25" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	25" X 25" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	225" X 225" X 6" LG. 14GA ANGLE	9
22	TRUSS SPACER	25" X 25" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESK 2196 OR EQ) W/ NEOPRENE/STEEL WASHER	1

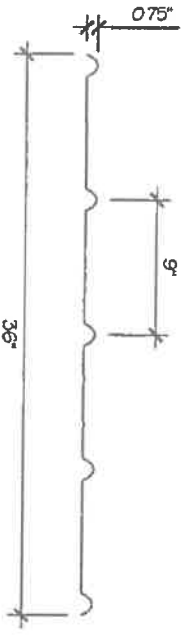
TABLE 2.2: SHEATHING FASTENER SCHEDULE

LOCATION	CORNER PANELS	SIDE LAPs	EDGE LAPs	ELSEWHERE
SPACING	9" C/C	MIN. 1	4 1/2" C/C	9" C/C

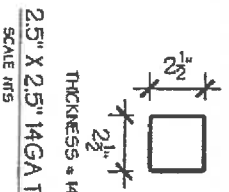
FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESK 2196 OR EQ) W/ NEOPRENE/STEEL WASHER
 -SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.

TABLE 2.3: GAUGE THICKNESS

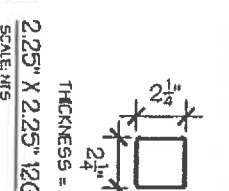
29	18	14	12
0.0135	0.049	0.063	0.109



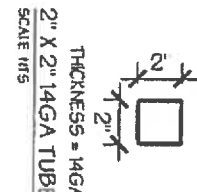
29 GA CORRUGATED SHEATHING
 SCALE: NTS 8



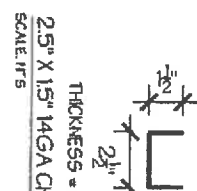
2.5" X 2.5" MGA TUBE
 SCALE: NTS 1



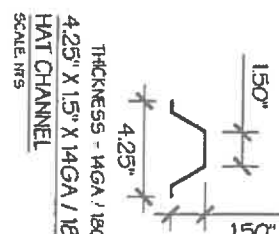
2.25" X 2.25" 12GA TUBE
 SCALE: NTS 2



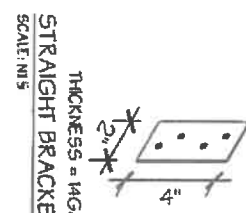
2" X 2" 14GA TUBE
 SCALE: NTS 3



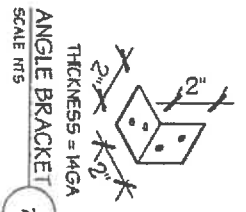
2.5" X 1.5" MGA CHANNEL
 SCALE: NTS 4



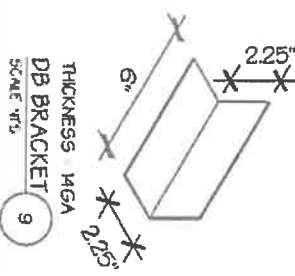
4.25" X 1.5" X 14GA / 18GA HAT CHANNEL
 SCALE: NTS 5



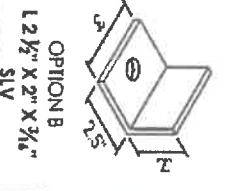
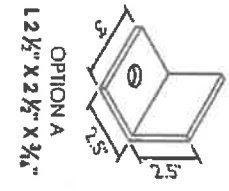
STRAIGHT BRACKET
 THICKNESS = MGA
 SCALE: NTS 6



ANGLE BRACKET
 THICKNESS = MGA
 SCALE: NTS 7



DB BRACKET
 THICKNESS = MGA
 SCALE: NTS 9



OPTION A
 1 1/2" X 2 1/2" X 3/8"
 OPTION B
 1 1/2" X 2" X 3/8"
 SLV
 BASE ANGLE
 SCALE: NTS 10

MANUFACTURED BY:



ENGINEERED BY:

A&A ENGINEERING
 CIVIL - STRUCTURAL

DRAWING INFORMATION

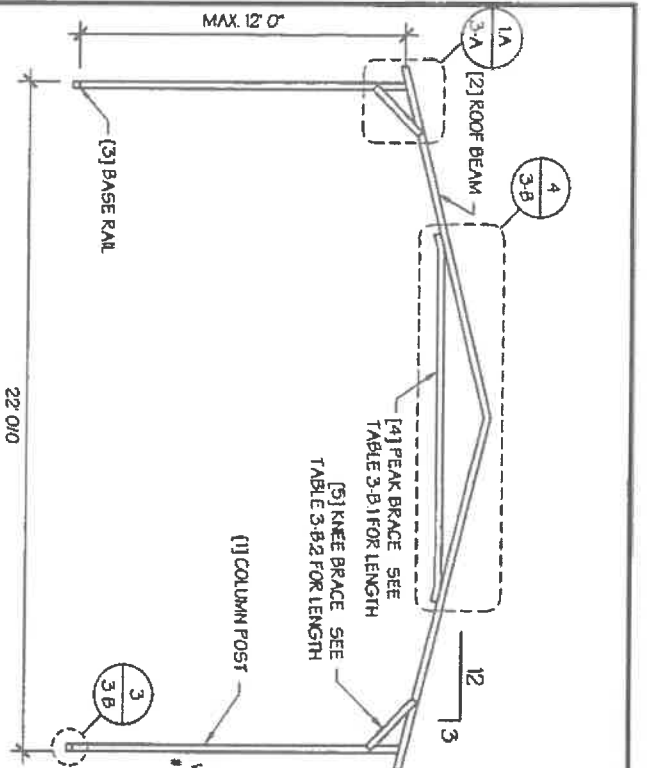
PROJECT: 22 WIDE
 LOCATION: STATE OF WASHINGTON
 PROJECT NO.: 483-24-2523
 SHEET TITLE: SCHEDULES & MEMBER SECTIONS
 SHEET NO.: 2 / 11

LEGAL INFORMATION

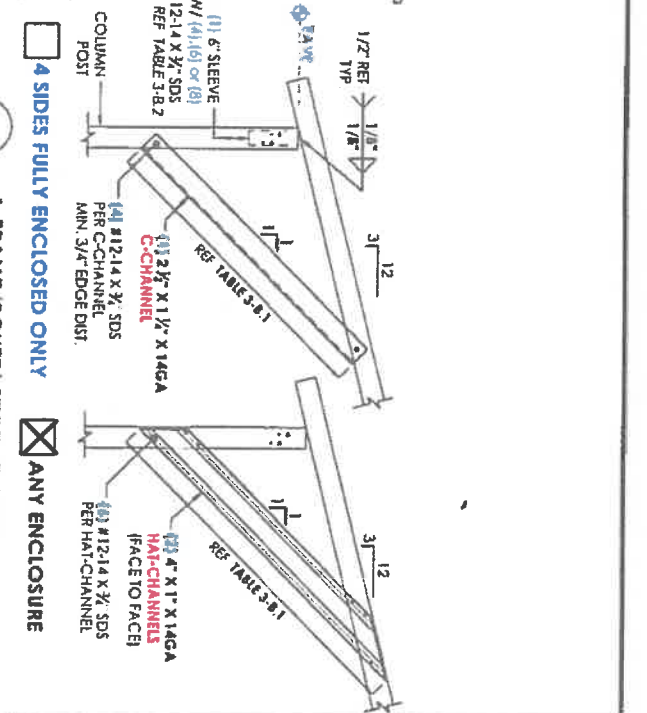
CHECKED BY: OAA DATE: 1/25/24
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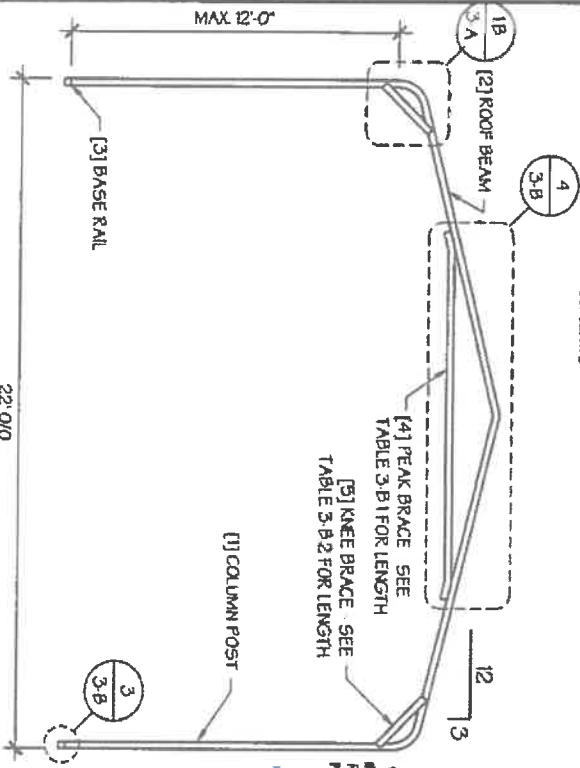
STAMP EXPIRES: 11-09-2026
 DATE SIGNED: 09-06-2024



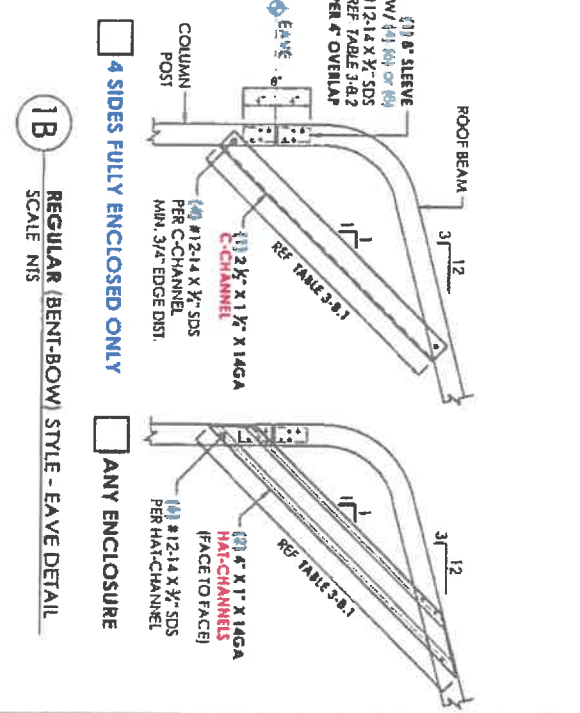
TYP. A-FRAME SECTION
SCALE: NTS



4 SIDES FULLY ENCLOSED ONLY
 ANY ENCLOSURE
1A A-FRAME (BOXED) STYLE - EAVE DETAIL
SCALE: NIS



TYP. REGULAR FRAME SECTION
SCALE: NTS



4 SIDES FULLY ENCLOSED ONLY
 ANY ENCLOSURE
1B REGULAR (BENT-BOW) STYLE - EAVE DETAIL
SCALE: NIS

MANUFACTURED BY:

EMT METAL BUILDINGS LLC

ENGINEERED BY:

A&A ENGINEERING
CIVIL - STRUCTURAL

DRAWING INFORMATION

PROJECT: 22' WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE:

FRAME SECTIONS &
DETAILS

SHEET NO.: 3-A / 11

CHECKED BY: OAA DATE: 1/25/24

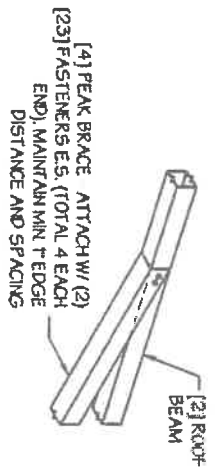
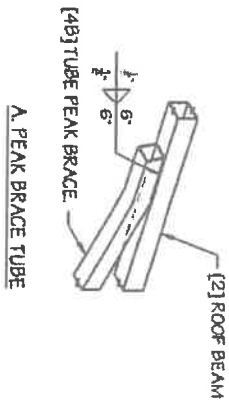
LEGAL INFORMATION

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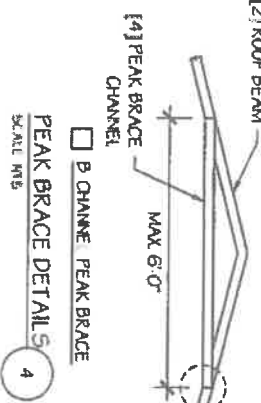
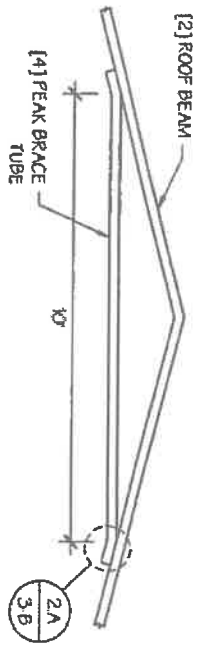
SEAL:



STAMP EXPIRY: 11-09-2026
DATE SIGNED: 09-06-2024



B. PEAK BRACE CHANNEL



PEAK BRACE DETAIL 5
SCALE NTS 4

PEAK BRACE CONNECTION DETAILS
SCALE NTS 2

TABLE 3-B.1: PEAK BRACE SCHEDULE

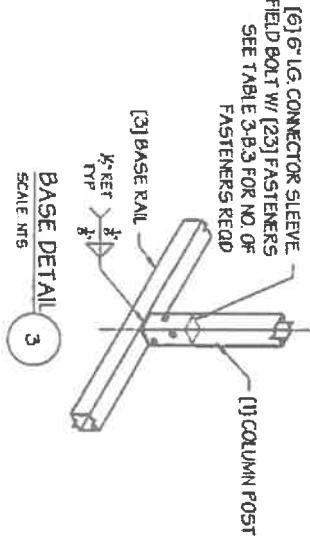
GROUND SNOW / ROOF WIND SPEED (PSF)	WIND SPEED	WIND SPEED	WIND SPEED
0 TO 10	10 TO 15	15 TO 20	20 TO 25
<input type="checkbox"/> 30 / 120	6"	10"	10"
<input checked="" type="checkbox"/> 35 / 125 TO 90 / 161	10"	10"	10"

TABLE 3-B.2: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
<input type="checkbox"/> 9 TO 10'	24"
<input checked="" type="checkbox"/> 9 TO 12'	36"

TABLE 3-B.3: FASTENER SCHEDULE

WIND SPEED (MPH)	NO OF FASTENERS
<input checked="" type="checkbox"/> 105 TO 125	4
<input type="checkbox"/> 130 TO 155	6
<input type="checkbox"/> 160 TO 180	8



BASE DETAIL 3
SCALE NTS

[6] 6" LG CONNECTOR SLEEVE
FIELD BOLT W/ [23] FASTENERS
SEE TABLE 3-B.3 FOR NO OF
FASTENERS REQD

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING.
MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND
AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

MANUFACTURED BY:

ENGINEERED BY:

AAA ENGINEERING
1711 - STRUCTURAL

DRAWING INFORMATION

PROJECT: 22 WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE: FRAME DETAILS

SHEET NO.: 3-B / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

OMAR A. ABU-YASEIN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
40277

STAMP EXPIRY: 11-09-2026

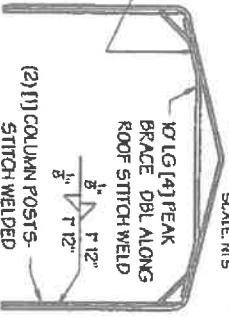
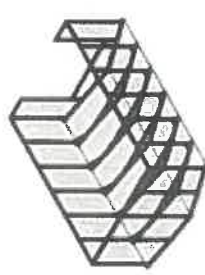
DATE SIGNED: 09-06-2024

TABLE 4: FRAME SPACING CHART / SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	ENCLOSED BUILDINGS										OPEN BUILDINGS									
	Q105	Q115	Q130	Q140	Q155	Q165	Q180	Q105	Q115	Q130	Q140	Q155	Q165	Q180						
Q30/20	60	60	54/60	54	42	36	30	48	48	48	42/48	36/42	36	30						
Q40/27	48/60	48/60	42/60	42/54	42	36	30	42	42	42	42	36/42	36	30						
Q50/34	40/48	40/48	40/48	40/48	40/48	36	30	36	30	30	30	30	30	30						
Q60/41	36	36	36	36	36	36	30	30	30	30	30	30	30	30						
Q70/47	30	30	30	30	30	30	30	24	24	24	24	24	24	24						
Q80/54	24	24	24	24	24	24	24	18	18	18	18	18	18	18						
Q90/61	24	24	24	24	24	24	24	15	15	15	15	15	15	15						
Q30/20	60	60	54/60	54	48	42/48	36	54	54	48/54	42/54	36/42	36/42	36						
Q40/27	48/60	48/60	42/60	42/54	42/48	42/48	36	42	42	42	42	36/42	36/42	36						
Q50/34	40/48	40/48	40/48	40/48	40/48	40/48	36	36	36	36	36	36	36	36						
Q60/41	36	36	36	36	36	36	30	30	30	30	30	30	30	30						
Q70/47	30	30	30	30	30	30	30	24	24	24	24	24	24	24						
Q80/54	24	24	24	24	24	24	24	24	24	24	24	24	24	24						
Q90/61	24	24	24	24	24	24	24	24	24	24	24	24	24	24						

- NOTES:
- FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
 - WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL ROOF SHEATHING
 - SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF), WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH)
 - FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

- ENCLOSURE CLASSIFICATION:
- ENCLOSED BUILDING - ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
 - OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
 - 3/4 PARTIALLY ENCLOSED = BOTH END WALLS FULLY OPEN, WITH BOTH SIDE WALLS ONLY 3/4 ENCLOSED = USE OPEN BUILDING SPACING CHART.
 - PARTIALLY ENCLOSED = BOTH END WALLS FULLY OPEN, WITH BOTH SIDE WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
 - SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
 - FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.



- GENERAL NOTES:
- THE MAX BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
 - BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).
 - ALL BUILDINGS WITH AN OPEN END WALL MUST HAVE A 10'-0" TUBE PEAK BRACE.

MANUFACTURED BY: **BWPE METAL BUILDINGS LLC**

ENGINEERED BY: **A&A ENGINEERING CIVIL STRUCTURAL**

DRAWING INFORMATION

PROJECT: 22 WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE: SPACING SCHEDULES & ENCLOSURE NOTES

SHEET NO.: 4 / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

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SEAL:

OMAR A. ABU-YASEIN
STATE OF WASHINGTON
REGISTERED ENGINEER
40277

STAMP EXPIRY: 11-09-2026

DATE SIGNED: 09-06-2024

TABLE 5.1: PURLIN SPACING SCHEDULE

GROUND SNOW / ROOF LOAD (PSF)	18 GA HAT CHANNEL PURLIN					18 GA HAT CHANNEL PURLIN					
	105	115	130	140	155	165	180	180	195	200	
0 30/120	54	48	42	36	30	24	24	36	30	24	18
0 40/127	42	42	42	36	30	24	24	30	30	24	18
0 50/134	40	40	40	36	30	24	24	24	24	18	12
0 60/141	36	36	36	36	30	24	24	18	18	18	12
0 70/147	32	32	32	32	30	24	24	18	18	18	12
0 80/154	30	30	30	30	30	24	24	18	18	18	12
0 90/161	24	24	24	24	24	24	24	18	18	18	12
0 30/120	54	48	42	36	30	24	24	36	30	24	18
0 40/127	42	42	42	36	30	24	24	42	36	30	24
0 50/134	40	40	40	36	30	24	24	40	36	30	24
0 60/141	36	36	36	36	30	24	24	36	36	30	24
0 70/147	32	32	32	32	30	24	24	32	32	30	24
0 80/154	32	32	32	32	32	30	30	24	24	24	18
0 90/161	30	30	30	30	30	30	30	24	24	24	18
0 30/120	54	48	42	36	30	24	24	54	48	42	36
0 40/127	42	42	42	36	30	24	24	42	42	36	30
0 50/134	40	40	40	36	30	24	24	40	40	36	30
0 60/141	36	36	36	36	30	24	24	36	36	36	30
0 70/147	32	32	32	32	32	30	30	32	32	32	30
0 80/154	32	32	32	32	32	30	30	32	32	32	30
0 90/161	30	30	30	30	30	30	30	30	30	30	30
0 30/120	54	48	42	36	30	24	24	54	48	42	36
0 40/127	42	42	42	36	30	24	24	42	42	36	30
0 50/134	40	40	40	36	30	24	24	40	40	36	30
0 60/141	36	36	36	36	30	24	24	36	36	36	30
0 70/147	32	32	32	32	32	30	30	32	32	32	30
0 80/154	32	32	32	32	32	30	30	32	32	32	30
0 90/161	30	30	30	30	30	30	30	30	30	30	30

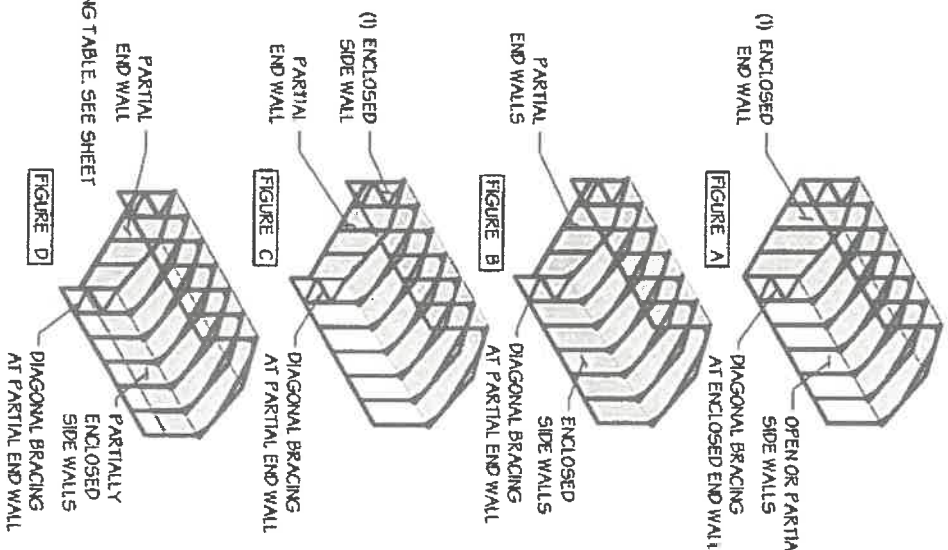
- NOTES:
1. PURLIN SPACING UNITS ARE IN INCHES.
 2. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4

- IRREGULAR BUILDING NOTES:
1. FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
 2. FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 6" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
 3. SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.
 4. IRREGULAR BUILDING & BUILDINGS W/ MORE THAN 2 SIDE OPENINGS MUST HAVE A 10" TUBE PEAK BRACE ON ALL FRAMES

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	18 GA HAT CHANNEL PURLIN					18 GA HAT CHANNEL PURLIN				
	105	115	130	140	155	165	180	180	195	200
0 5'-0"	60	60	60	60	60	60	60	60	60	60
0 4'-6"	60	60	60	60	60	60	60	60	60	60
0 4'-0"	60	60	60	60	60	60	60	60	60	60
0 3'-6"	60	60	60	60	60	60	60	60	60	60
0 2'-0" 3'-0"	60	60	60	60	60	60	60	60	60	60

- NOTES:
1. GIRT SPACING UNITS ARE IN INCHES
 2. THIS SCHEDULE IS TO BE USED FOR BOTH 18GA AND 18 GA PURLINS
 3. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.



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ENGINEERED BY

AAA ENGINEERING
T.H. STRUCTURAL

DRAWING INFORMATION

PROJECT: 22 WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE: PURLIN & GIRT SPACING SCHEDULES

SHEET NO.: 5 / 11

CHECKED BY: OAA DATE: 1/25/24

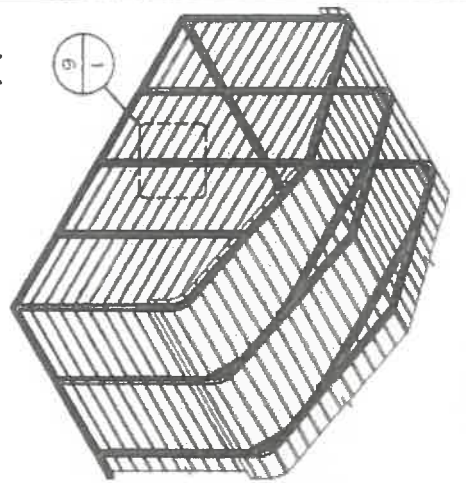
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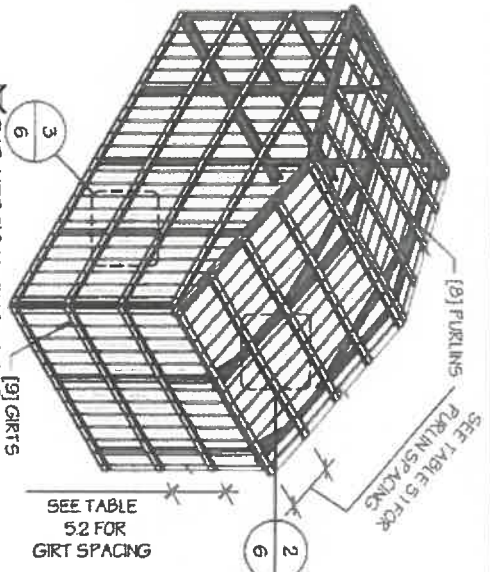


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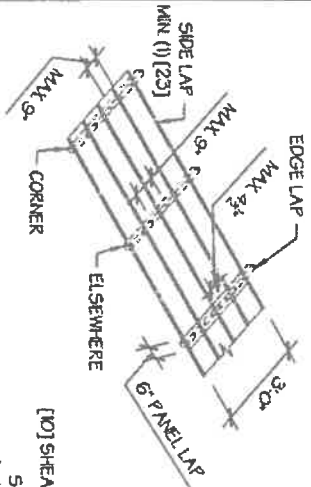


TYP. HORIZONTAL SHEATHING
SCALE: 1/5

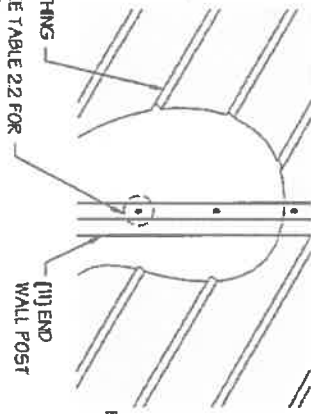


TYP. VERTICAL SHEATHING
SCALE: 1/5

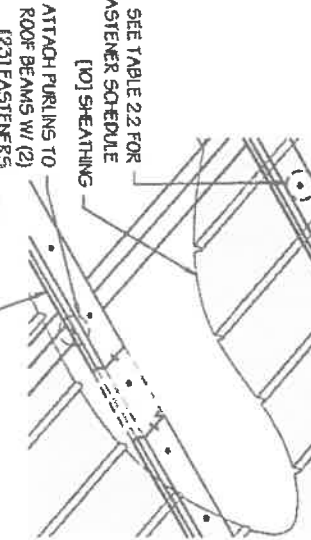
- GENERAL SHEATHING NOTES:**
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS
 2. A FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX 6" OVERHANG
 3. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4
 4. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30 OR LONGER



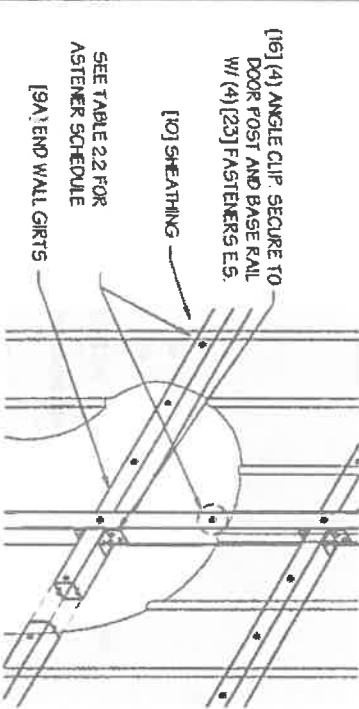
TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS



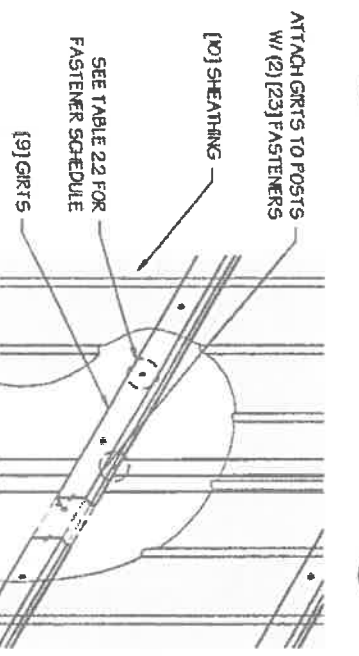
TYP. HORIZONTAL SHEATHING DETAIL
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL
SCALE: NTS



WALL VERTICAL SHEATHING - TUBE DETAIL
SCALE: NTS



WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL
SCALE: NTS

MANUFACTURED BY:

EMETAL
METAL BUILDINGS LLC

ENGINEERED BY:

A&A ENGINEERING
CIVIL - STRUCTURAL

DRAWING INFORMATION

PROJECT: 22' WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE: SHEATHING OPTIONS & DETAILS

SHEET NO.: 6 / 11

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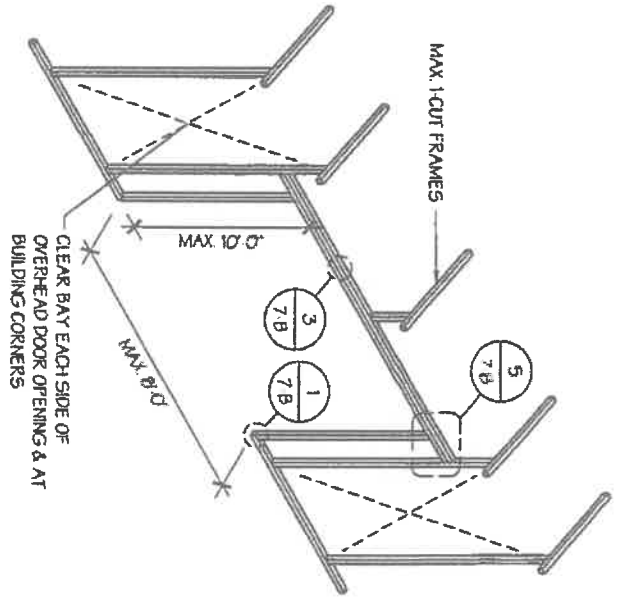
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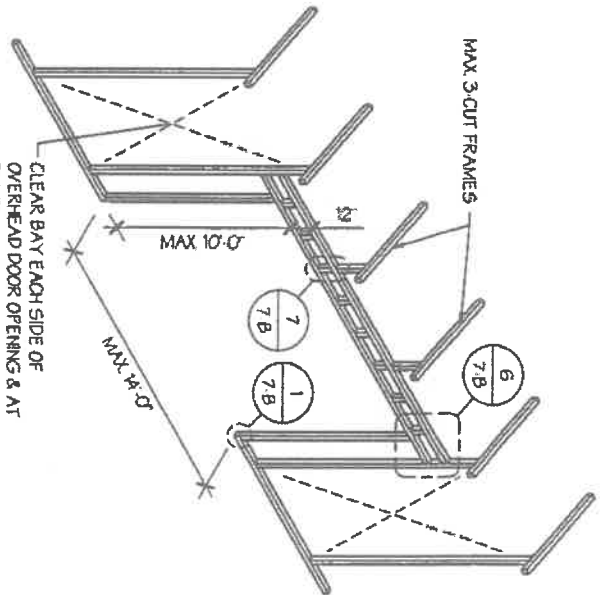


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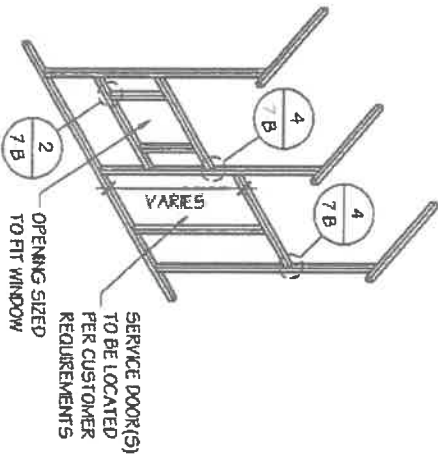
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SIDE WALL OVERHEAD DOOR OPENINGS
SCALE NTS



SIDE WALL OVERHEAD DOOR OPENINGS WITH TRUSS STYLE HEADER
SCALE NTS



SIDE WALL SERVICE DOOR / WINDOW OPENINGS
SCALE NTS

SIDE WALL FRAMING NOTES:

1. TRUSS STYLE HEADERS ARE REQUIRED FOR WHERE THE GROUND SNOW LOAD IS 40 PSF OR GREATER
2. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A FRAME STYLE BUILDINGS
3. MAX. HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT
4. OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES
5. MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
6. MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS
7. SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

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DRAWING INFORMATION

PROJECT: 22' WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE:

SIDE WALL FRAMING & OPENINGS

SHEET NO.: 7 A / 11

CHECKED BY: OAA DATE: 1/25/24

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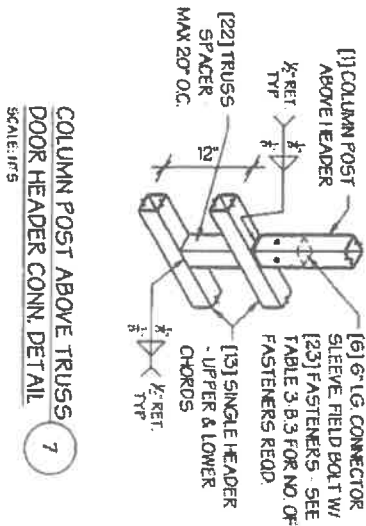
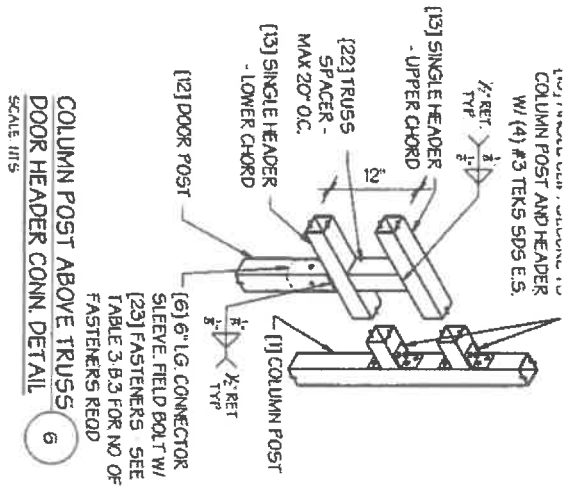
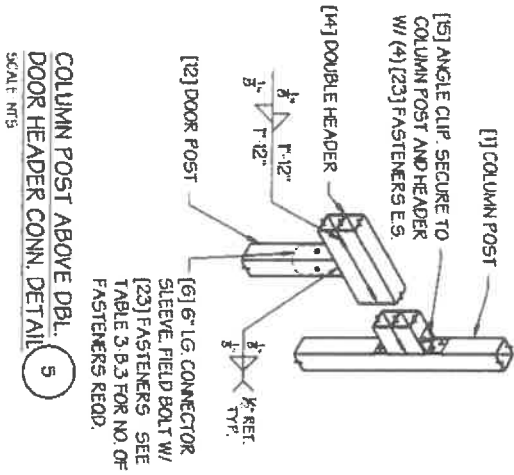
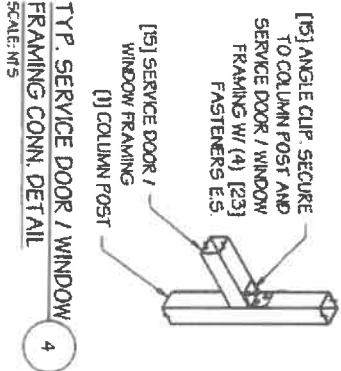
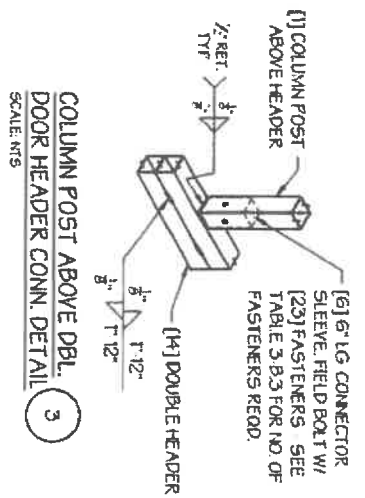
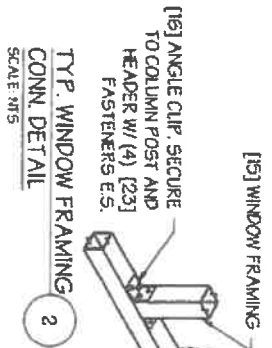
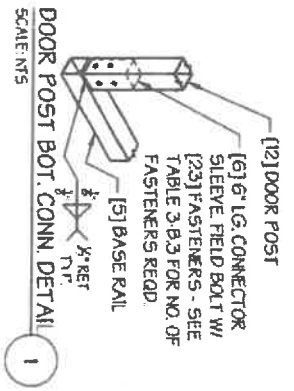
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METAL BUILDINGS LLC

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PROJECT: 22 WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE:

SIDE WALL FRAMING
DETAILS

SHEET NO.: 7 B / 11

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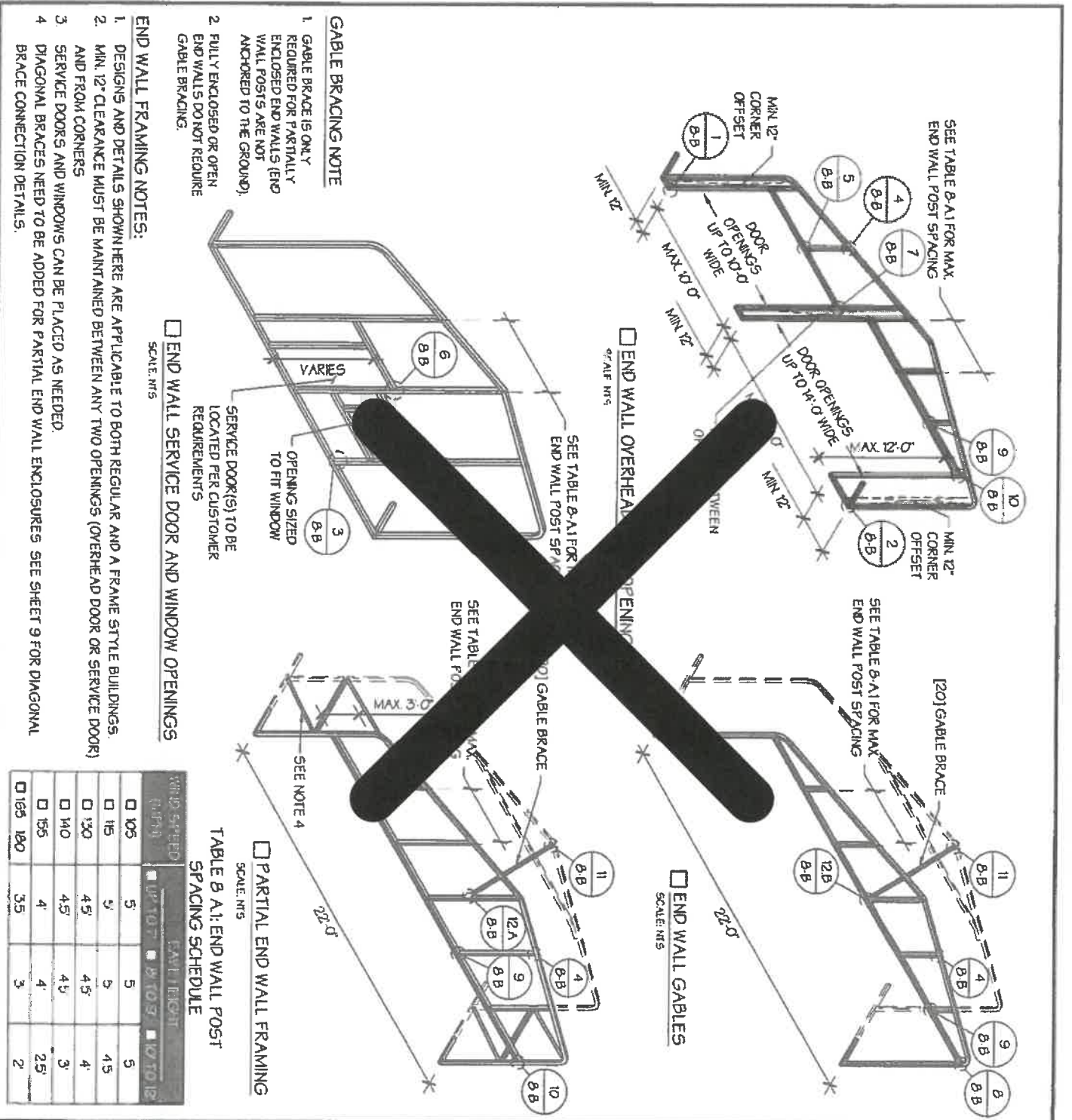
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GABLE BRACING NOTE

1. GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS. (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
2. FULLY ENCLOSED OR OPEN GABLE BRACING.

END WALL FRAMING NOTES:

1. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A FRAME STYLE BUILDINGS.
2. MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
3. SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
4. DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.

END WALL SERVICE DOOR AND WINDOW OPENINGS

SCALE: NTS

PARTIAL END WALL FRAMING

SCALE: NTS

TABLE B A1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	SPAN LENGTH				
	UP TO 7'	8 TO 9'	10 TO 11'	12 TO 13'	14 TO 15'
105	5	5	5	5	5
115	5'	5'	5'	4.5'	4.5'
120	4.5'	4.5'	4.5'	4'	4'
140	4.5'	4.5'	4.5'	3'	3'
155	4'	4'	4'	2.5'	2.5'
165 180	3.5'	3'	3'	2'	2'

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ENGINEERED BY:

AAA ENGINEERING
CIVIL STRUCTURAL

DRAWING INFORMATION

PROJECT: 22' WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE: END WALL FRAMING

SHEET NO.: B-A / 11

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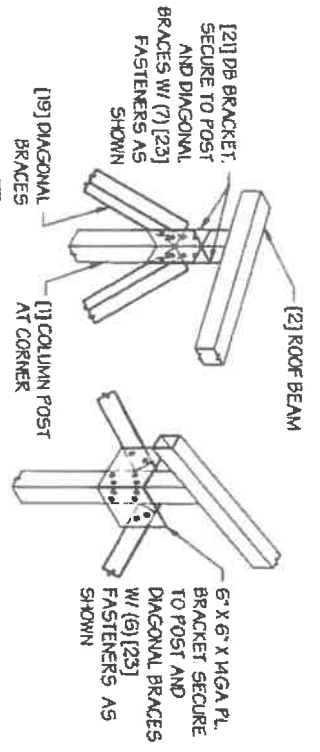
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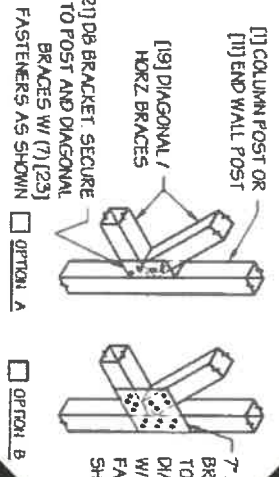


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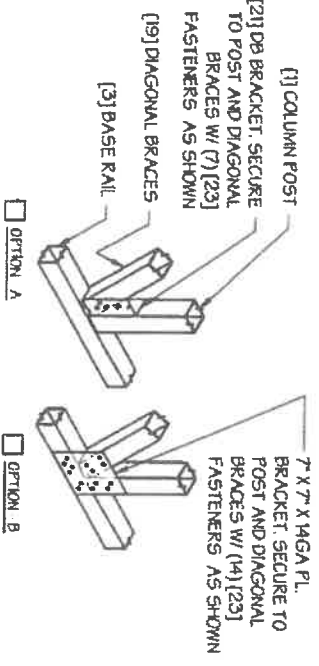
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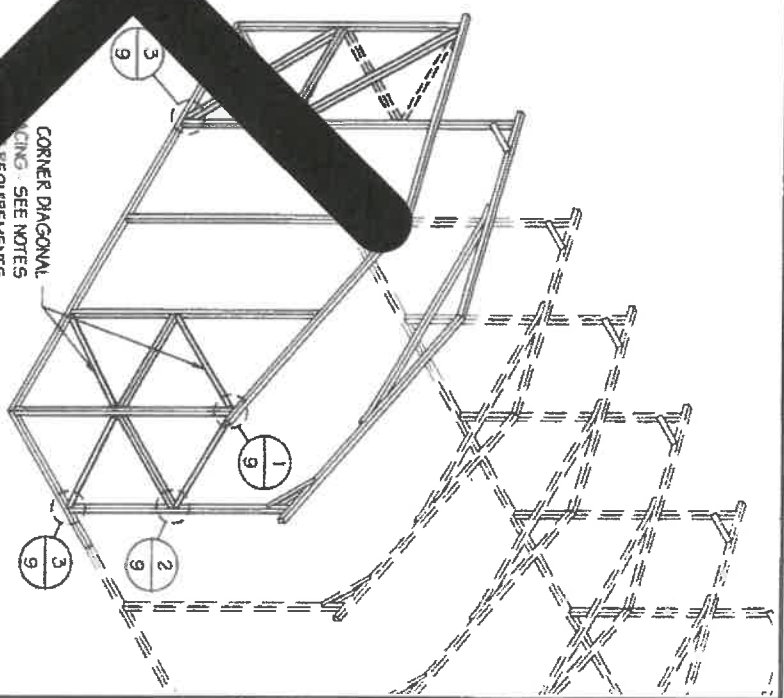
DIAGONAL BRACE TOP CORNER CONNECTION DETAIL * 1



DIAGONAL BRACE POST CONN. DETAIL * 2



DIAGONAL BRACE BOT. CORNER CONN. DETAIL * 3



DIAGONAL BRACING AT CORNERS

CORNER BRACING NOTES:

1. DIAGONAL BRACING AT BUILDING CORNERS IS REQUIRED FOR ALL BUILDINGS IN LOCATIONS WHERE WIND SPEED IS 140 MPH OR GREATER. FOR 3 SIDED ENCLOSED BUILDINGS, NO MPH OR GREATER WIND SPEED THE BUILDING MUST BE DESIGNED WITH OPEN BUILDING SPACING AND DIAGONAL BRACING IS REQUIRED ON ALL ENCLOSED WALLS.
2. SIDE WALL DIAGONAL BRACING IS REQUIRED WHEN THE ADJACENT END WALL IS PARTIALLY ENCLOSED.
3. ALL BUILDINGS WITH IRREGULAR ENCLOSURE (SEE SHEET 5) WILL REQUIRE SIDE WALL BRACING CLOSE TO THE PARTIALLY ENCLOSED END WALL.

* INSIDE VIEW SHOWN FOR CLARITY

MANUFACTURED BY: **EMT METAL BUILDINGS LLC**

ENGINEERED BY: **A&A ENGINEERING (P.R.) - STRUCTURAL**

DRAWING INFORMATION

PROJECT: 22' WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO: 483-24-2523

SHEET TITLE: CORNER BRACING DETAILS

SHEET NO: 9 / 11

CHECKED BY: OVA DATE: 1/25/24

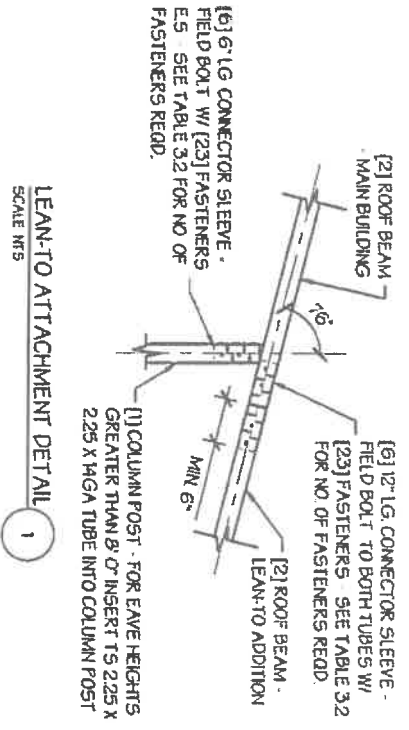
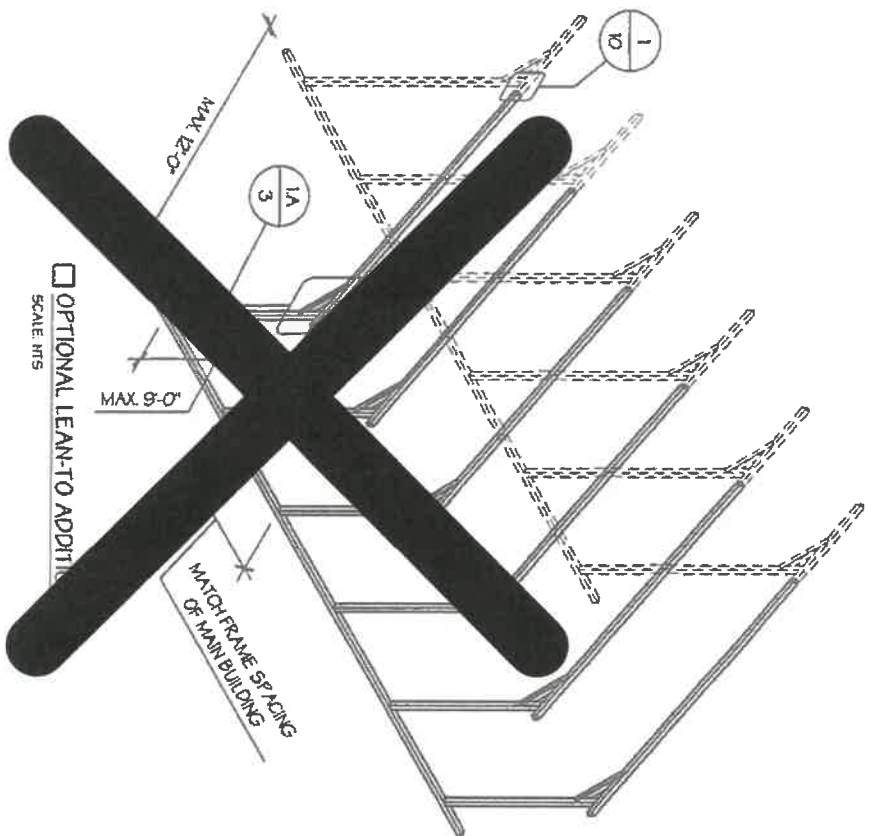
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LEAN-TO ATTACHMENT DETAIL 1
SCALE NTS

OPTIONAL LEAN-TO ADDITION
SCALE NTS

- LEAN-TO ADDITION NOTES:**
1. LEAN-TO ADDITIONS CAN BE ADDED ON EITHER OR BOTH SIDES OF THE BUILDING.
 2. ROOF SLOPE, PURLIN, GIRT AND FRAME SPACING OF THE ADDITION HAVE TO MATCH THAT OF THE MAIN STRUCTURE.
 3. IF THE LEAN TO ADDITION IS "OPEN" (BOTH END WALLS OR SIDE WALL IS NOT ENCLOSED), THE DESIGN OF THE MAIN BUILDING HAS TO USE THE FRAME SPACING OF AN OPEN BUILDING FROM TABLE 4

MANUFACTURED BY:

ENGINEERED BY:

A&A ENGINEERING
(TYP) - STRUCTURAL

DRAWING INFORMATION

PROJECT: 22' WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO. 483-24-2523

SHEET TITLE: OPTIONAL LEAN TO ADDITION

SHEET NO.: 10 / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

OMAR A. ABU-YASEIN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
40277

STAMP EXPIRY: 11-09-2026
DATE SIGNED: 09-06-2024

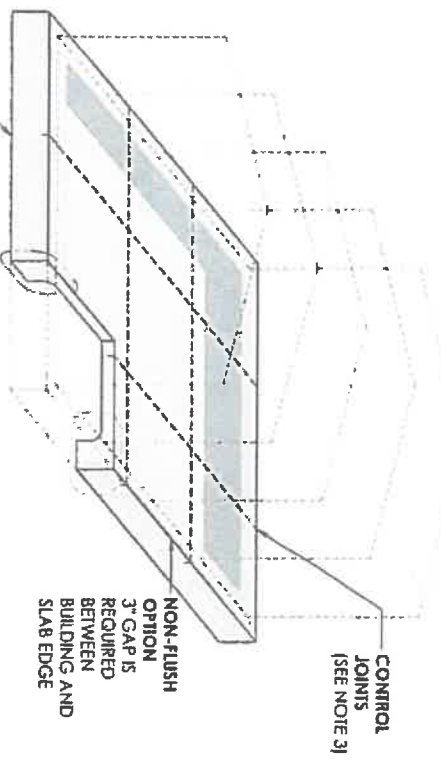
NON-FLUSH CONCRETE SLAB FOUNDATION NOTES:

1. THE LENGTH AND WIDTH OF THE SLAB SHALL **+6" GREATER** (3" GAP AROUND BUILDING PERIMETER ON ALL 4 SIDES) THAN THE FOOT-PRINT OF THE BUILDING TO ALLOW ANCHOR EDGE DISTANCE.
2. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
3. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
4. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
5. CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.
6. NOTCH DETAILS AT DOORS SHALL BE PROVIDED BY DOOR MANUFACTURER.
7. IT IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR TO SECURE AND VERIFY ALL DESIGN DETAILS PRIOR TO STARTING ANY WORK.

NOTE ANY FOUNDATION Poured PRIOR TO BUILDING DEPARTMENTS APPROVAL OF THESE GENERICS, IS CONSIDERED "BY OTHERS" AND ITS DESIGN IS NO LONGER CERTIFIABLE BY THIS ENGINEER OF RECORD

ANCHORAGE NOTES:

1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
 2. MIN. EMBEDMENT DEPTH TO BE 3".
 3. MINIMUM SPACING BETWEEN TWO ADJACENT ANCHORS TO BE 4".
 4. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSITS.
 5. REF. TABLE 11 FOR ANCHORAGE SCHEDULE.
- IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- AT MINIMUM, 1 CONCRETE ANCHOR SHALL BE LOCATED NEXT TO EVERY POST AND 1 ANCHOR ON EITHER SIDE OF OPENINGS.
- AT MINIMUM, 2 ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.



NON-FLUSH CONCRETE SLAB

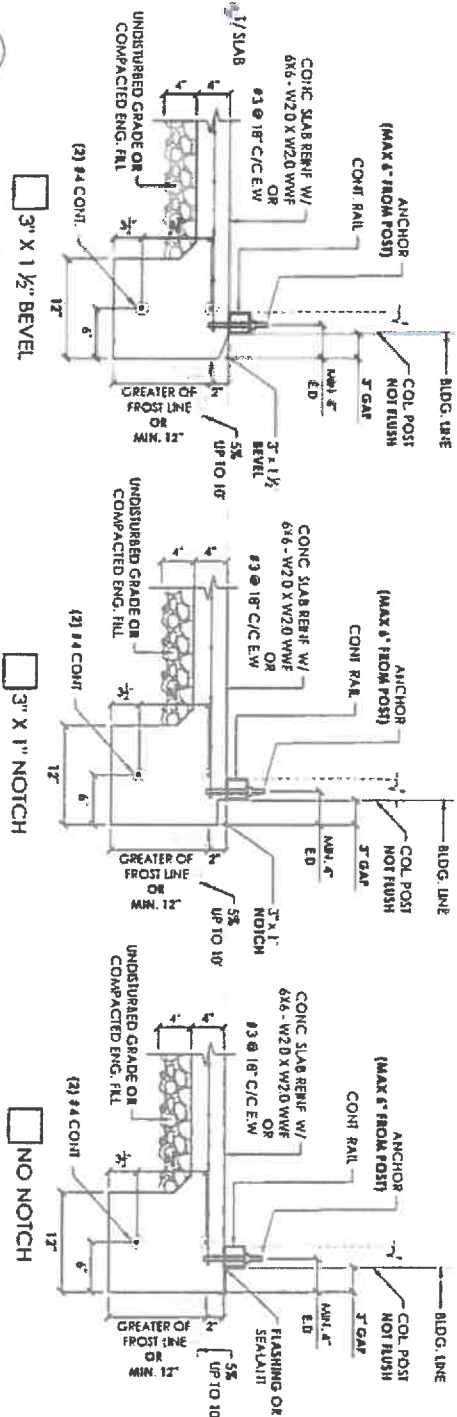
SCALE: NTS

TABLE 11: ANCHORAGE SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/DIAMETER
ENCLOSED	D105 TO 135	(1) 1/2"Ø X 7"
	D136 TO 180	(2) 1/2"Ø X 7"
	D105 TO 135	(1) 1/2"Ø X 7"
OPEN	D136 TO 180	(2) 1/2"Ø X 7"

1 NON-FLUSH / OFFSET PERIMETER DETAIL

SCALE: NTS



MANUFACTURED BY:



ENGINEERED BY:



A&A ENGINEERING
CIVIL - STRUCTURAL

DRAWING INFORMATION

Project: 221 WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE: FOUNDATION OPTION 1: CONCRETE SLAB

SHEET NO.: 11-A / 11

CHECKED BY: OAA DATE: 1/25/24

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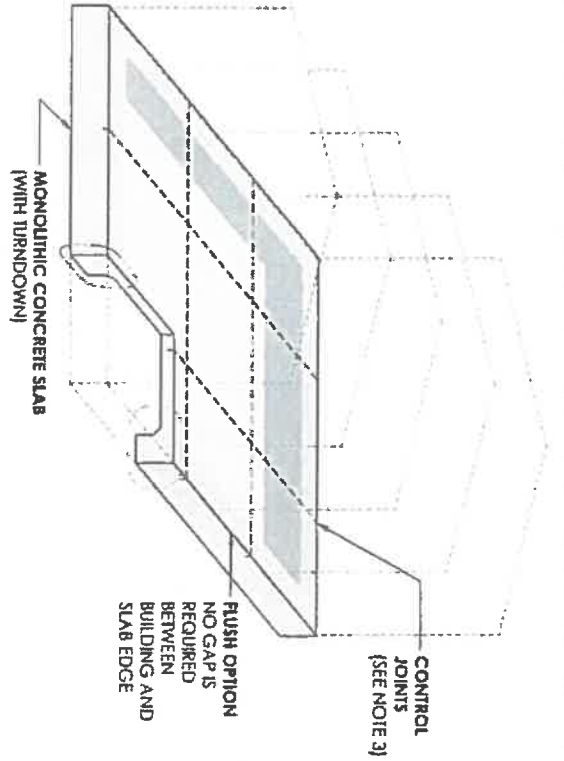
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FLUSH CONCRETE SLAB FOUNDATION NOTES:

1. THE SIZE OF THE SLAB SHALL EQUAL THE FOOT-PRINT OF THE BUILDING. ANCHORS CANNOT BE INSTALLED THRU THE BASE RAIL. ANCHORS SHALL BE INSTALLED THRU WELDED ANGLES OR INTERNAL TUBE PIECES (REF. DETAIL 1) TO ALLOW ANCHOR EDGE DISTANCE. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
2. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
3. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
4. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.
5. NOTCH DETAILS AT DOORS SHALL BE PROVIDED BY DOOR MANUFACTURER.
6. IT IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR TO SECURE AND VERIFY ALL DESIGN DETAILS PRIOR TO STARTING ANY WORK.
7. NOTE: ANY FOUNDATION POURED PRIOR TO BUILDING DEPARTMENT APPROVAL OF THESE GENERICS, IS CONSIDERED "BY OTHERS" AND ITS DESIGN IS NO LONGER CERTIFIABLE BY THIS ENGINEER OF RECORD.

ANCHORAGE NOTES:

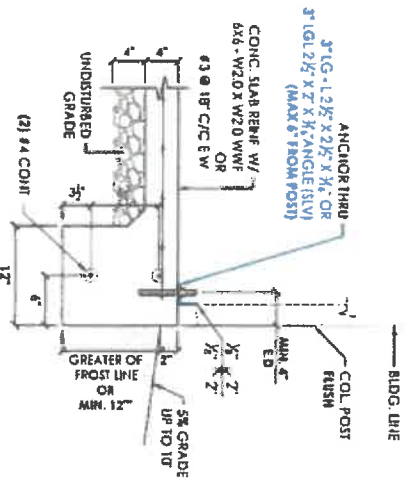
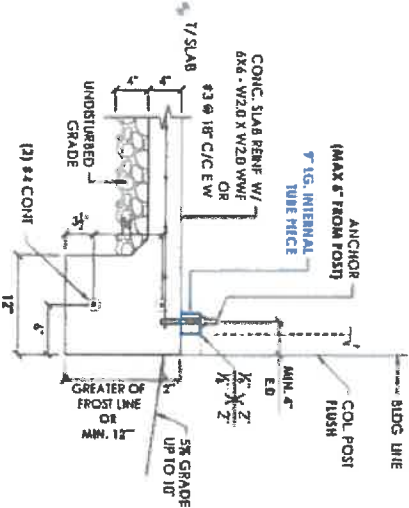
1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
 2. MIN. EMBEDMENT DEPTH TO BE 3".
 3. MINIMUM SPACING BETWEEN TWO ADJACENT ANCHORS TO BE 4".
 4. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
 5. REF. TABLE 11 FOR ANCHORAGE SCHEDULE.
- IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- AT MINIMUM, 1 CONCRETE ANCHOR SHALL BE LOCATED NEXT TO EVERY POST AND 1 ANCHOR ON EITHER SIDE OF OPENINGS
- AT MINIMUM, 2 ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.



FLUSH CONCRETE SLAB
SCALE: NTS

TABLE 11: ANCHORAGE SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZES/NUMBER
ENCLOSED	DI05 TO 135	(1) 1/2" Ø X 7"
	DI36 TO 180	(2) 1/2" Ø X 7"
OPEN	DI05 TO 135	(1) 1/2" Ø X 7"
	DI36 TO 180	(2) 1/2" Ø X 7"



1 FLUSH PERIMETER DETAIL
SCALE: NTS

MANUFACTURED BY:



METAL BUILDINGS LLC

ENGINEERED BY:



A&A ENGINEERING
(CIVIL - STRUCTURAL)

DRAWING INFORMATION

Project: 22' WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE:

FOUNDATION OPTION 1:
FLUSH CONCRETE SLAB

SHEET NO.: 11-A / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



STAMP EXPIRY: 11-09-2026
DATE SIGNED: 09-06-2024

TABLE 11-B.1: ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (PSF)	ANCHOR SIZE (IN. Ø)
ENCLOSED	D105 TO 135	(1) 1/2" Ø X 7"
	D136 TO 180	(2) 1/2" Ø X 7"
OPEN	D105 TO 135	(1) 1/2" Ø X 7"
	D136 TO 180	(2) 1/2" Ø X 7"

- NOTES:
1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS
 2. MIN. EMBEDMENT DEPTH TO BE 2 $\frac{1}{2}$ "
 3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

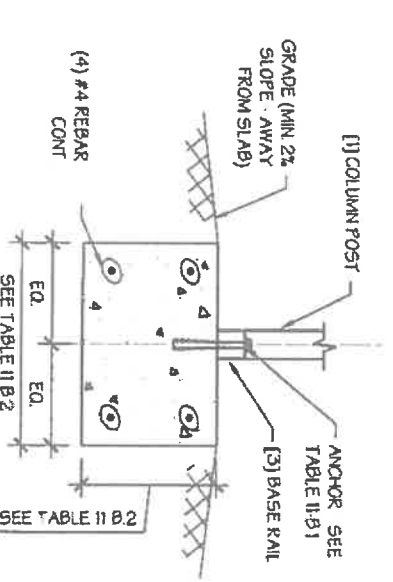
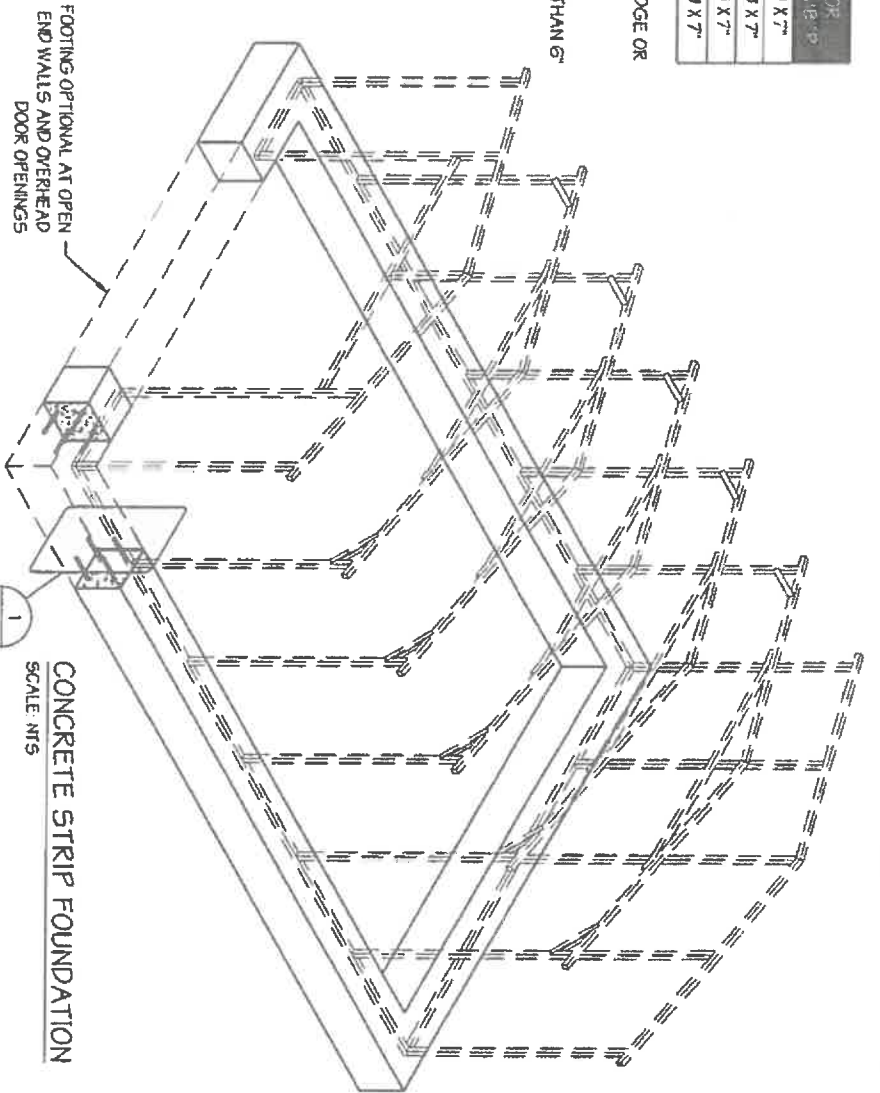
TABLE 11-B.2: CONC. STRIP SCHEDULE

POSTS	STRIP
D105 TO 135	12" X 12"
D140 TO 155	18" X 12"
D165 TO 180	26" X 12" 21" X 15" 18" X 18"

- NOTES:
1. WIDTH AND DEPTH DIMENSIONS CAN BE INTERCHANGED

CONCRETE STRIP FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE STRIP FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
3. MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-B.1.
4. ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
5. DEPTH OF CONCRETE STRIP FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF
7. CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.
8. BUILDING IS TO BE MOUNTED ON THE CENTER OF THE STRIP FOUNDATION.



SCALE: NTS

MANUFACTURED BY:

ENGINEERED BY:

DRAWING INFORMATION

Project: 22' WIDE
LOCATION: STATE OF WASHINGTON
PROJECT NO.: 483-24-2523
SHEET TITLE:
FOUNDATION OPTION 2:
CONCRETE STRIP

SHEET NO.: 11 B / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL

STAMP EXPIRY: 11-09-2026
DATE SIGNED: 09-06-2024

KENNEWICK WASHINGTON
Page 57 of 129

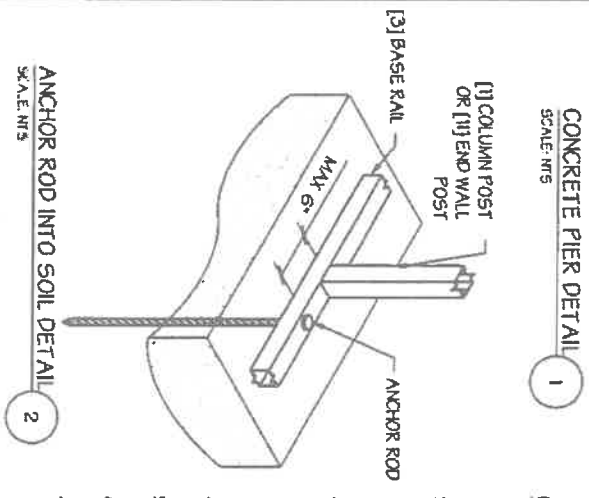
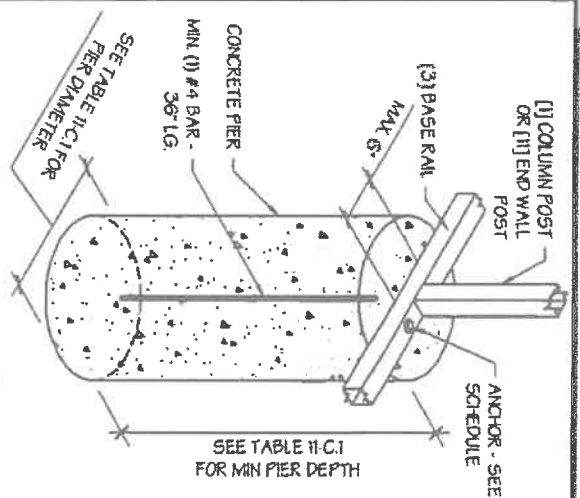
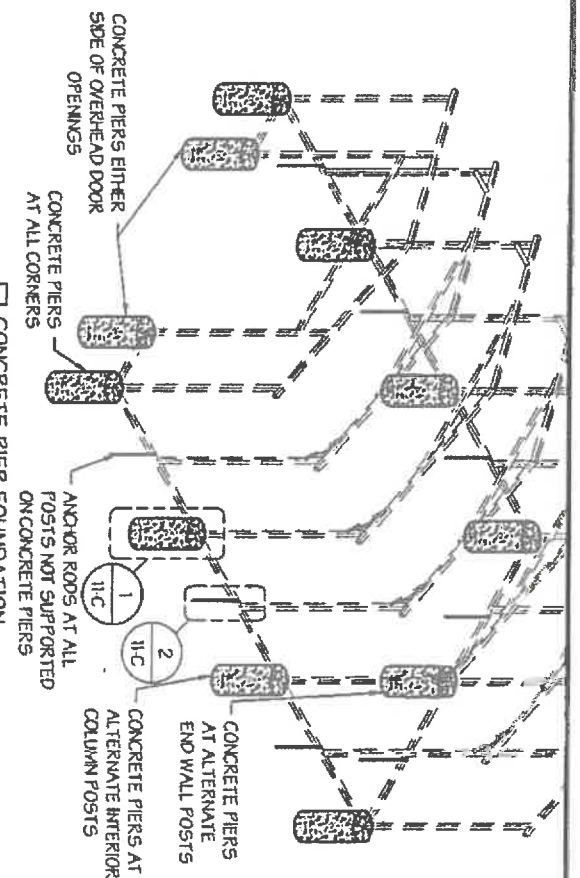


TABLE 11-C.1: CONC. PIER SCHEDULE

WIND SPEED (MPH)	PIER SIZE (DIA)	PIER SIZE (HGT)
105 TO 130	18"Ø X 36"	
140 TO 155	18"Ø X 42"	
165 TO 180	18"Ø X 48"	



CONCRETE PIER FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE PIER FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED
- CONCRETE PIERS SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS. ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST WITH A PIER.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST WITH A PIER SHALL BE AS SHOWN IN TABLE 11-C.2
- TWO ANCHORS AND A PIER ARE REQUIRED AT DIAGONAL BRACING LOCATIONS WHEN REQUIRED
- ALL POSTS NOT SUPPORTED ON CONCRETE PIERS SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. TREADED ROD RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
- PIERS SHALL BE FORMED BY DIGGING A HOLE OF THE SAME SIZE AS THE PIER ON LEVEL GRADE AND FILLING IT WITH CONCRETE. THIRD ROD ANCHORS SHOULD BE DROPPED INTO THE PIERS PRIOR TO POURING THE CONCRETE.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS

TABLE 11-C.2: ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE (DIA) x LG
ENCLOSED	105 TO 135	(1) 1/2"Ø X 7"
	136 TO 180	(2) 1/2"Ø X 7"
OPEN	105 TO 135	(1) 1/2"Ø X 7"
	136 TO 180	(2) 1/2"Ø X 7"

- NOTES:
- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS
 - MIN. EMBEDMENT DEPTH TO BE 2"
 - ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

MANUFACTURED BY: **EMETAL** METAL BUILDINGS LLC

ENGINEERED BY: **A&A ENGINEERING** (CIVIL - STRUCTURAL)

DRAWING INFORMATION

PROJECT: 22" WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE: FOUNDATION OPTION 3: CONCRETE PIERS

SHEET NO.: 11C / 11

CHECKED BY: OAA DATE: 1/25/24

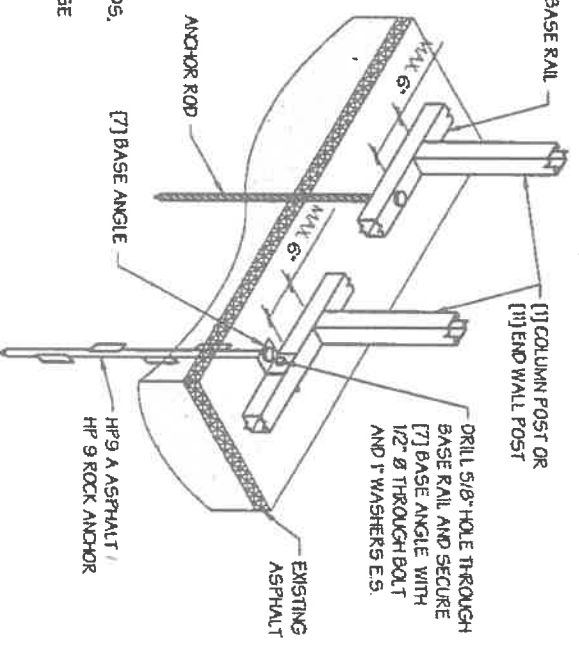
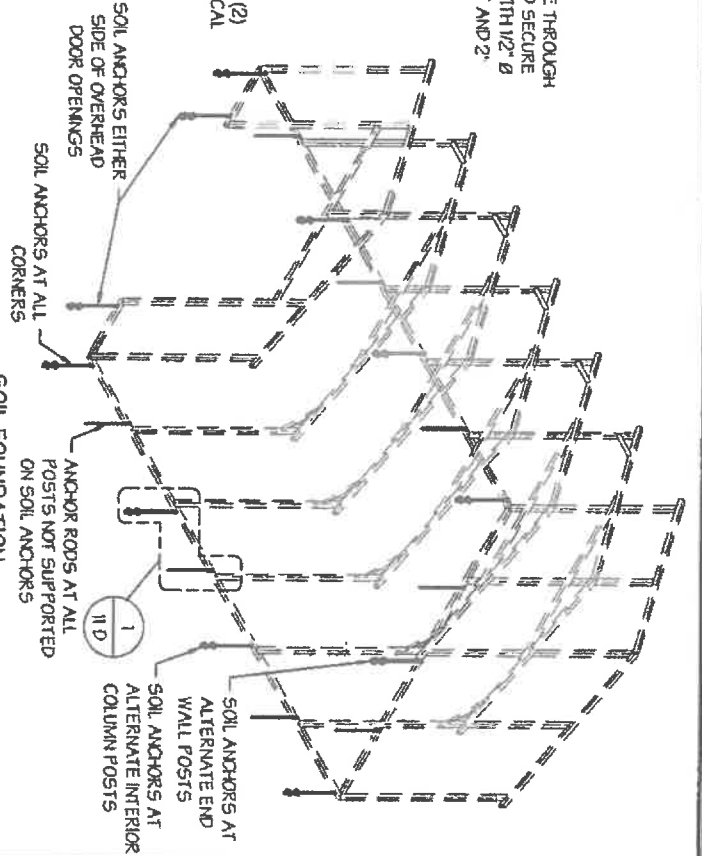
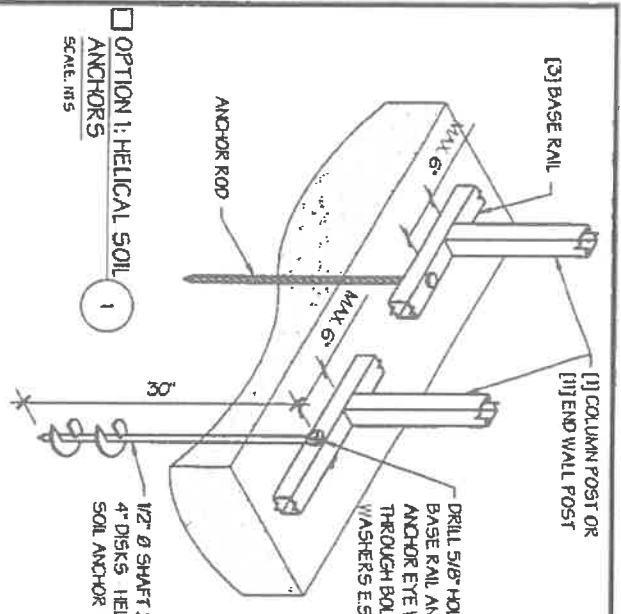
LEGAL INFORMATION

ANY REPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED AND NO PARTS ARE TO BE REPRODUCED UNDER THE FULL EFFECT OF THE LAW. DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.



STAMP EXPIRES: 11-09-2026

DATE SIGNED: 09-06-2024



SOIL FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
2. SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
3. HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
4. HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
5. ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.

SOIL CLASSIFICATIONS:

- | SOIL CLASS | DESCRIPTION |
|------------|--|
| 2 | SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLE, PRELOADED SILTS, CLAYS AND CORAL SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS |
| 3 | LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS. |
| 4 | |

FROM HUD MODEL MANUFACTURED HOME INSTALLATION STANDARDS

MANUFACTURED BY:



ENGINEERED BY:

A&A ENGINEERING
CIVIL STRUCTURAL

DRAWING INFORMATION

PROJECT: 22' WIDE

LOCATION: STATE OF WASHINGTON

PROJECT NO.: 483-24-2523

SHEET TITLE:

FOUNDATION OPTION 4:
SOIL ANCHORS

SHEET NO.: 11 D / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

ANY REPLICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED. ANYONE USING THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE

SEAL:



STAMP EXPIRY: 11-09-2026
DATE SIGNED: 09-06-2024



**PLAN DETAILED REPORT MVAR-2024-0009
FOR CITY OF KENNEWICK**

Plan Type: Minor Variance	Project:	App Date: 12/06/2024
Work Class: Minor Variance	District: City of Kennewick	Exp Date: 04/05/2025
Status: Review Expired	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Joseph Laris	Approval Expire Date:
Description: Request 10% reduction in side yard setback for carport		

Parcel: 104893060001005	Main	Address: 5714 W 10Th Ave Kennewick, 99336	Main	Zone: RS(RS)
--------------------------------	------	---	------	---------------------

Owner CRAIG T HEWITT TRUSTEE 5714 W 10TH AVE KENNEWICK, WA 99336 Mobile: 5093082277	Applicant CRAIG T HEWITT TRUSTEE 5714 W 10TH AVE KENNEWICK, WA 99336 Mobile: 5093082277	Primary Contact CRAIG T HEWITT TRUSTEE 5714 W 10TH AVE KENNEWICK, WA 99336 Mobile: 5093082277
--	--	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00012685	PLAN - Minor Variance	\$184.00	\$184.00
Total for Invoice INV-00012685		\$184.00	\$184.00
Grand Total for Plan		\$184.00	\$184.00



5714 W 10TH AVE
Tax# 1-0489-306-0001-005

PLOT PLAN REVIEW

PERMIT # _____

PLOT PLAN APPROVAL
BY _____

DATE _____

SOIL REPORT REQUIRED?
YES ___ NO ___

SIDEWALK APPROVAL
BY _____

DATE _____

Max _____ foot curb cut allowed
(distance)

LEGEND

Parcel Boundary

Easement

Building Footprint

Disclaimer

The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all applicable laws, including but not limited to the Freedom of Information Act. Such information is provided as is, without warranty of any kind, either expressed or implied, including but not limited to accuracy, completeness, or timeliness. The user of this information accepts the information and assumes responsibility for the information.



1 in : 60'





Code Enforcement Department

210 W 6th Avenue
PO Box 6108
Kennewick, WA 99336

Case Number: **NUIS-2024-0106**

Notice
&
Order

Date Case Established: 10/31/2024

Compliance Deadline: **8/30/2025 12:00:00AM**

Notice & Order for the following location:

Owner/Responsible Party: CRAIG HEWITT TRUSTEE

Mailing Address

CRAIG HEWITT TRUSTEE
5714 W 10TH AVE
KENNEWICK, WA 99336

Address

5714 W 10TH AVE
KENNEWICK, WA 99336

Parcel

104893060001005
RANCHETTE ESTATES NO. 3, BLOCK 1, LOT 1, THE WEST
ONE/HALF. RESTRICTIONS AND PROTECTIVE COVENANT:
1-14-70.

This Notice and Order serves as a determination that a violation of the Kennewick Municipal Code has occurred and that the party to whom this notice is issued is responsible for the violation.

On November 01, 2024, a Compliance Warning Notice was issued to the owner(s) and/or responsible party of the property at issue. The Compliance Warning Notice specified the violation(s) of the KMC that were present at the property, as well as the corrective action required to come into compliance in order to avoid further enforcement action. Upon re-inspection of the property on July 31, 2025, it was determined that all or part(s) of the violation still existed.

Violation: 15.08.050 - Subsection 105.1 and R105.1 Amended—Permits Required

No person, firm, or corporation shall erect, construct, enlarge, structurally alter, move, remove, convert, or demolish any building or structure in the City, or cause the same to be done, without first obtaining a separate building permit in each such building or structure from the Building Official. Building permits are subject to Chapter 18.80 relating to Land Use Permits and Section 5.56.070 relating to street and right-of-way improvements.

Corrective Action: YOU MUST REMOVE OR RELOCATE AND OBTAIN A BUILDING PERMIT FOR THE STRUCTURE THAT HAS BEEN BUILT ON THE WEST SIDE OF THE HOME ADJACENT TO THE MAIN DWELLING STRUCTURE. THE STRUCTURE DOES NOT MEET THE SETBACK REQUIREMENTS AND THE STRUCTURE HAS NOT BEEN PERMITTED BY THE CITY OF KENNEWICK.

PLEASE CONTACT THE PLANNING DEPARTMENT FOR SETBACK REQUIREMENTS, AND THE BUILDING DEPARTMENT FOR PERMIT REQUIREMENTS AT 509-585-4200.

Violation: 18.27.030 - Accessory Building—Setback—Dimensions

Accessory buildings must comply with applicable setbacks. Except in C, I, PF, UMU, and OS districts, detached accessory buildings may not be over 20 feet high. In all R and HMU districts, no accessory building may be closer than ten feet from any building on the same lot unless the accessory structure is constructed in accord with the International Building Code, in which case the separation can be reduced to four feet. In addition, no accessory structure may be within a radius of ten feet from the vertical centerline of a window in a dwelling on the same or an adjacent lot. It may not be within five feet of a side or rear property line but it may abut a rear property line adjacent to an alley, canal right-of-way or railroad right-of-way.

Corrective Action: YOU MUST REMOVE OR RELOCATE AND OBTAIN A BUILDING PERMIT FOR THE STRUCTURE THAT HAS BEEN BUILT ON THE WEST SIDE OF THE HOME ADJACENT TO THE MAIN DWELLING STRUCTURE. THE STRUCTURE DOES NOT MEET THE SETBACK REQUIREMENTS AND THE STRUCTURE HAS NOT BEEN PERMITTED BY THE CITY OF KENNEWICK.

PLEASE CONTACT THE PLANNING DEPARTMENT FOR SETBACK REQUIREMENTS, AND THE BUILDING DEPARTMENT FOR PERMIT REQUIREMENTS AT 509-585-4200.

Violation: 18.27.050 (1) - Fences, Hedges, Walls—Height Requirements

Fences, hedges, walls and the like in "R" districts may not be higher than 30 inches above the top of curb grade within a sight triangle as specified in 18.27.060, 36 inches above the top of curb grade in a required front yard or six feet above grade on other parts of the site. Chain link fences over six feet high are permitted around basketball courts, tennis courts, and similar



Code Enforcement Department

210 W 6th Avenue
PO Box 6108
Kennewick, WA 99336

Case Number: **NUIS-2024-0106**

Notice
&
Order

Date Case Established: 10/31/2024

Compliance Deadline: 8/30/2025 12:00:00AM

activities if all setbacks are met.

Corrective Action: YOU MUST REMOVE OR ADJUST HEIGHT OF FENCING ON PROPERTY. ENSURE THE HEIGHT OF THE FENCING DOES NOT EXCEED 6 FT IN HEIGHT.

Violation: 9.48.010 (1) - Public Nuisance and Other Terms Defined

(1) Every act unlawfully done and every omission to perform a duty, which act or omission does any of the following, shall constitute a public nuisance:

- (a) Annoys, injures, or endangers the safety, health, comfort, or repose of the citizens of the City; or
- (b) Offends public decency; or
- (c) Unlawfully interferes with, obstructs, or tends to obstruct, or renders dangerous for passage, a public park, street, alley, highway, or other public area; or
- (d) In any way renders any citizens of the City insecure in life or use of property.

Violation: 9.48.010 (2)(x) - The following acts, in addition to any others in violation of subsection (1) of this Section, shall constitute a public nuisance:

- (x) Violate any provision of Titles 9, 13, 15 and 18.

KMC 9.48.020 Enforcement, Authority and Administration.

In order to discourage public nuisances and otherwise promote compliance with applicable code provisions, the City may, in response to field observations, determine that violations of KMC Titles 9, 13, 15, and 18, have occurred or are occurring, and may utilize any of the compliance provisions contained in KMC 9.48.020, including the issuance of a Notice and Order.

1. Monetary Penalties Assessed:

- A. As of the date of this order, the amount of civil monetary penalties assessed total **\$500.00**. These penalties shall be paid to the City of Kennewick within 15 days of service of this Notice and Order. Penalties can be paid at Customer Service, during normal business hours, located at City Hall 210 W 6th Ave, Kennewick, WA 99336. Be advised that the costs of enforcement incurred by the City of Kennewick, if any, shall also be assessed against the owner(s) and/or responsible parties.
- B. Payment of the civil penalties assessed does not relieve the owner(s) and/or responsible party of their duty to correct the violation and/or to pay any and all other civil penalties or other cost assessments issued pursuant to KMC 9.48.
- C. If the assessed penalty, fee or cost, if any, is not paid on or before the due date specified herein, the City may send unpaid amounts to collection or charge the unpaid amount as a lien against the property where the code violation occurred if owned by a person responsible for a violation, and as a joint and several personal obligation of all persons responsible for a code violation.

2. Failure to Correct Violations:

- A. If the required corrective actions are not commenced within 15 days of receipt of this Notice and Order, and completed by **August 30, 2025**, the City may proceed to do to any of the following:
 - a. Issue subsequent Notice and Orders, with civil monetary penalties increasing to \$1,000 for a second Notice and Order and \$1,500 for a third Notice and Order.
 - b. After the issuance of three (3) Notice and Orders at the same property, refer the case to the Kennewick City Attorney's Office for the filing of criminal charges against parties responsible for the violations. The City Attorney's Office may elect to charge the responsible parties with Maintaining a Public Nuisance pursuant to KMC 9.48.045. Maintaining a Public Nuisance is a misdemeanor offense punishable by up to 90 days in jail and up to a \$1000 fine.
 - c. Refer the case to the City Attorney's Office to seek a judicial abatement order from Benton County Superior Court. In the event of obtaining a judicial abatement order, the City of Kennewick will employ a contractor to abate the nuisances and charge the costs thereof as a lien against the property and as a joint and several personal obligation of all person(s) responsible for the nuisance violations.
- B. Failure to correct the violation(s) in this Notice and Order could lead to denial of subsequent City of Kennewick permit applications on the subject property.

3. Appeal of Notice and Order:



Code Enforcement Department

210 W 6th Avenue
PO Box 6108
Kennewick, WA 99336

Case Number: **NUIS-2024-0106**

Notice
&
Order

Date Case Established: 10/31/2024

Compliance Deadline: **8/30/2025 12:00:00AM**

- A. Any person named as the owner(s) or responsible parties in this Notice and Order, or having any record or equitable Title in the property against which this Notice and Order will be recorded, may appeal the Notice and Order to the Hearing Examiner within 14 days of the date of service of this Notice and Order, pursuant to KMC 9.48.030. Any appeal to the Hearing Examiner shall follow the requirements and the process noted in KMC 9.44.090 (2-6). Additionally, an appeal will be assessed an appeal fee of \$250, which must be paid at the time the appeal is filed.
- B. Appeals must be filed on the applicable form and must be complete upon submittal; incomplete applications will not be accepted. Appeal forms can be obtained online at www.go2Kennewick.com or in person at City Hall, Customer Service, 210 W 6th Ave, Kennewick, WA 99336.
- C. Failure to appeal this Notice and Order within the applicable time limits renders this Notice and Order the final determination that the conditions described in this Notice and Order exist and constitute violations as described above, and that the above-named party(s) is liable as the person(s) responsible for the nuisance violations.

4. Other Conditions:

- A. It is the responsibility and duty of the above-named individual(s) to notify the Director, their designee or Code Enforcement Officer, of any actions taken to achieve compliance with this Notice and Order.

Please Note: Prior to commencing work, you must call the Development Services and Building Department at (509) 585-4561 to determine if permitting is required. All corrective actions and repairs are subject to review by the City.

If you have any questions regarding this Notice and Order you may contact the applicable Code Enforcement Officer at the contact number below.

Sincerely,

Tony Gott
Code Enforcement Officer

07/31/2025
Date Issued

The City of Kennewick encourages all violators of the Municipal Code to immediately correct the identified violation to reduce the need for additional compliance actions. You are encouraged to work with City staff to address any questions or concerns that you may have.

**INVOICE (INV-00015551)
FOR CITY OF KENNEWICK**

EXHIBIT 8

BILLING CONTACT
CRAIG HEWITT TRUSTEE
5714 W 10TH AVE
KENNEWICK, WA 99336



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00015551	07/31/2025	09/06/2025	Due	NON-COMPLIANCE

REFERENCE NUMBER	FEE NAME	TOTAL
NUIS-2024-0106	CODE - 1st Notice & Order Fee	\$500.00
5714 W 10Th Ave Kennewick, WA 99336		SUBTOTAL \$500.00

REMITTANCE INFORMATION
City of Kennewick 210 W 6th Avenue Kennewick, WA 99336 (509) 585-4266

TOTAL **\$500.00**

INSPECTION PHOTOS



#1A



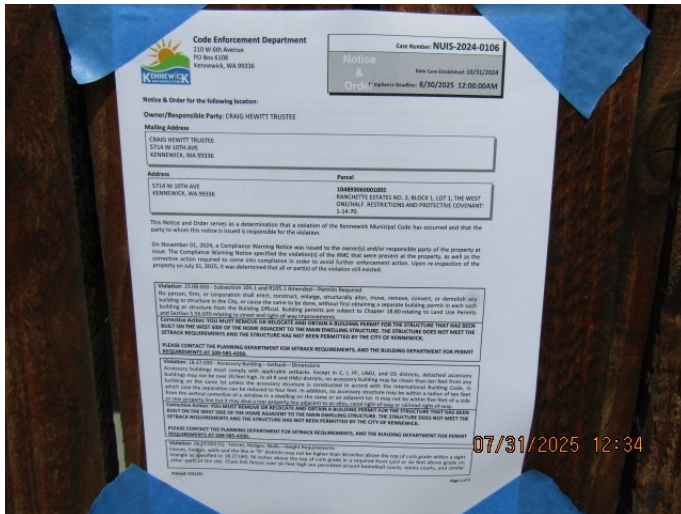
#2A



#3A



#4A



#1A

IN THE MATTER OF A VIOLATION OF KENNEWICK MUNICIPAL CODE NO. NUIS-2024-0106 AT: 5714 W 10TH AVE IN THE CITY OF KENNEWICK.

STATE OF WASHINGTON)
)
COUNTY OF BENTON)

AFFIDAVIT OF POSTING
AFFIDAVIT OF MAILING
(KMC 9.44.070 AND 9.44.080(3))

Tony Gott, being first duly sworn on oath, deposes and says: That he is, at all times herein mentioned, a citizen and resident of, Washington, over the age of twenty-one years and competent to be a witness herein.

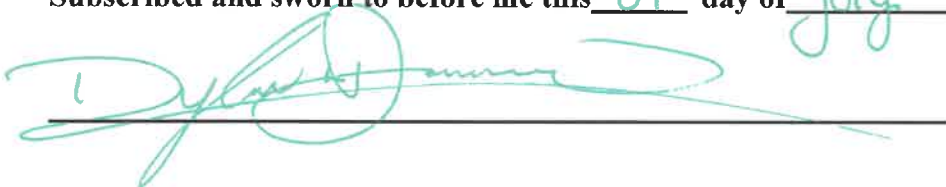
That on July 31, 2025 he posted 5714 W 10TH AVE in a manner likely to attract attention, a copy of Violation No. NUIS-2024-0106 NOTICE AND ORDER

Tony Gott, being first duly sworn on oath, deposes and says: That he is, at all times herein mentioned, a citizen and resident of, Washington, over the age of twenty-one years and competent to be a witness herein.

That on July 31, 2025 he mailed a copy of Violation No. NUIS-2024-0106 NOTICE AND ORDER to CRAIG HEWITT TRUSTEE at 5714 W 10TH AVE. KENNEWICK, WA 99336 by First-Class Mail.



Subscribed and sworn to before me this 31 day of July, 2025.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING IN KENNEWICK. MY COMMISSION EXPIRES 4/21/26





CITY OF KENNEWICK
 CITY HALL
 210 W 6TH AVE
 KENNEWICK, WA 99336
 509-585-4266

08/07/2025 12:07PM JeriAnn A
 007181-0013

ENERGOV INVOICES

HEWITT TRUSTEE, CRAIG
 APPEAL-2025-0001
 2025 INV-00015629
 Balance due: \$0.00
 Plan - Appeals to
 Hearing Examiner \$250.00

 \$250.00

Subtotal \$250.00
Total \$250.00

CREDIT CARD \$250.00
 MasterCard *****0773
 Ref=24467359703
 Auth=779837

Change due \$0.00

Paid by: HEWITT TRUSTEE, CRAIG

Thank you for your payment!

CUSTOMER COPY



APPEAL TO THE HEARING EXAMINER

210 W. 6th Ave • PO Box 6108
Kennewick WA 99336

THIS FORM MUST BE FILED AND RECEIVED BY THE CITY OF KENNEWICK WITHIN THE 14 DAY APPEAL PERIOD

Date Submitted: <u>8/7/2025</u> <input checked="" type="checkbox"/> \$250.00 Appeal Fee		Received by <u>Dylan Doremus</u>	
Case Number: <u>NVIS-2024-0106</u>		Property Address <u>5714 W 10th Ave</u>	
Property Parcel Number: <u>1-0489-306-0001-005</u>			
Property Owner Name: <u>Craig t. Hewitt Trustee</u>			

1. Appellant

If multiple parties file a single petition for review, list the additional names, addresses, phone numbers, and signatures on a separate sheet and designate one party as the contact representative in #2 below.

Appellant Name: <u>Craig T. Hewitt</u>			
Mailing Address: <u>5714 W 10th Ave</u>			
City: <u>Kennewick</u>	State: <u>WA</u>	Zip Code: <u>99336</u>	
Phone Number: <u>509-308-2277</u>			

Signature Craig T. Hewitt
By signing you indicate you have a legal standing to file an appeal

2. Authorized Contact Representative

Name of representative if different from the appellant indicated above.

Representative Name:			
Mailing Address:			
City:	State:	Zip Code:	
<u>N/A</u>			
Phone Number:			

Signature _____
By signing you indicate you have a legal standing to file an appeal

APPEAL INFORMATION

What are your objections to the issue being appealed? List and describe what you believe to be the errors with the Building Officials decision.

- The structure is a simple carport, with no power or walls
- Code Enforcement is purported to be entirely "Complaint Based"
- Code Enforcement Complaint Form states "*Anonymous Complaints will not be investigated*" – Reference NUIS-2024-0106 Dated 10/31/24.
- NUIS-2024-0106 Dated 10/31/24 is anonymous, as it is unsigned.
- FOIA PRR-2024-406 submitted to identify "Complainant"
- Code Enforcement Officer (CEO) Tony Gott provided the "Complainant" as:
 - Alisha Piper / Planning Department for the City of Kennewick
- Spoke with Anthony Muai – Community Planning Director (CPD) to confirm Alishia Piper worked for him, Anthony confirmed she did work for him
- I asked the CPD if filing Code Enforcement Notices (CEN) were part of Alishia Piper's job duties – the CPD responded "No"
- I asked the CPD if Alisha Piper had previously filed CEN's, the CPD responded "No"
- It was and is expected that any "complaints" would come from adjoining neighbor's – yet this does not appear to be the case, unless there is an undisclosed relationship between the neighbors and the CEO and/or Alishia Piper
- If there is no relationship between the neighbors and the CEO and/or Alishia Piper, then there would seem to be an unusual overzealous approach by the city employees, given there is no history of Alishia Piper doing this in the past

Cost Paid to-Date:

- \$184.00 Plan Minor Variance - Receipt #REC-011627-2024
- \$399.42 Plan Review Fee - Receipt #REC-011630-2024

Note: According to the CEO these are both expired, and the money is forfeited

Pending Cost:

- \$250.00 Appeal Fee
- \$500.00 Non-Compliance – Invoice #INV-000115551

Total Paid-to-Date/Pending Cost = \$1,333.42

Background & Current Status

- The fence and carport were and are intended to:
 - protect property (vehicles, trailers, and house) from the westside neighbors inconsiderate spraying of irrigation water during the constant Southwest prevailing winds
 - Privacy from the westside neighbor's inconsiderate floodlights across my property
- 20 Equipment rollers have been purchased to move the building, but skilled labor to move the building has been, and is expected to continue to be an ongoing challenge

Respectfully Requested Preferred Outcome:

1. Allow the fence and the building to remain as installed with no changes because:
 1. No fire or safety issues
 2. No physical constraints or obstructions exist
 3. No harm or complaints from the adjoining Westside neighbor
 4. It protects my property through mitigation of unnecessary irrigation spray on my (vehicles, trailers, and house)
 5. It mitigates the Westside neighbor's inconsiderate floodlights across my property
 6. It maintains the harmony currently enjoyed by adjoining property owners

Note: similar exceptions exist across the community
7. Rather than the needless spending noted above, this community member would rather provide generous donations in the name of the ***“Community Planning Department”*** to five local Kennewick charity favorites that will actually support and benefit our community:

Here are a few that make a meaningful impact on the community:

- **3 Rivers Community Foundation**: Supports a wide range of nonprofits across Benton and Franklin counties. Great if you want your donation to benefit multiple causes.
- **Safe Harbor's My Friends Place**: A teen shelter offering safety and support for youth in crisis. Especially valued for its hands-on community work.
- **Tri-Cities Residential Services**: Helps individuals with developmental disabilities build life skills and independence.
- **Community Thrift-Kennewick**: A local thrift store that reinvests in community programs and services.
- **Mikey's Chance**: A dog rescue group known for matching pets with the right families—heartwarming and very grassroots.

With respect to questions from others regarding why this exception exists, I offer the following for your consideration:

- The “Community Planning Department” process provides for an appeal process. Through that process, information was provided and considered by the planning department via the appeal hearing, resulting in the final decision.
- The appeal process is available to all

As the property owner I would be happy to sign a Non-disclosure Agreement to protect the integrity of this case-by-case decision. Case-by-case is meant to emphasize each case must stand on its own merit and does not set a precedent.

Attn: Anthony Muai
Craig Hewitt



210 W. 6th Ave • PO Box 6108
Kennewick WA 99336

APPEAL TO THE HEARING EXAMINER

"Supplemental"
8-26-25

THIS FORM MUST BE FILED AND RECEIVED BY THE CITY OF KENNEWICK WITHIN THE 14 DAY APPEAL PERIOD

Date Submitted:	8/7/2025	<input checked="" type="checkbox"/> \$250.00 Appeal Fee	Received by:	Dylan Doremus
Case Number:	NUIS-2024-0106	Property Address:	5714 W 10th Ave	
Property Parcel Number:	1-0489-306-0001-005			
Property Owner Name:	Craig T. Hewitt Trustee			

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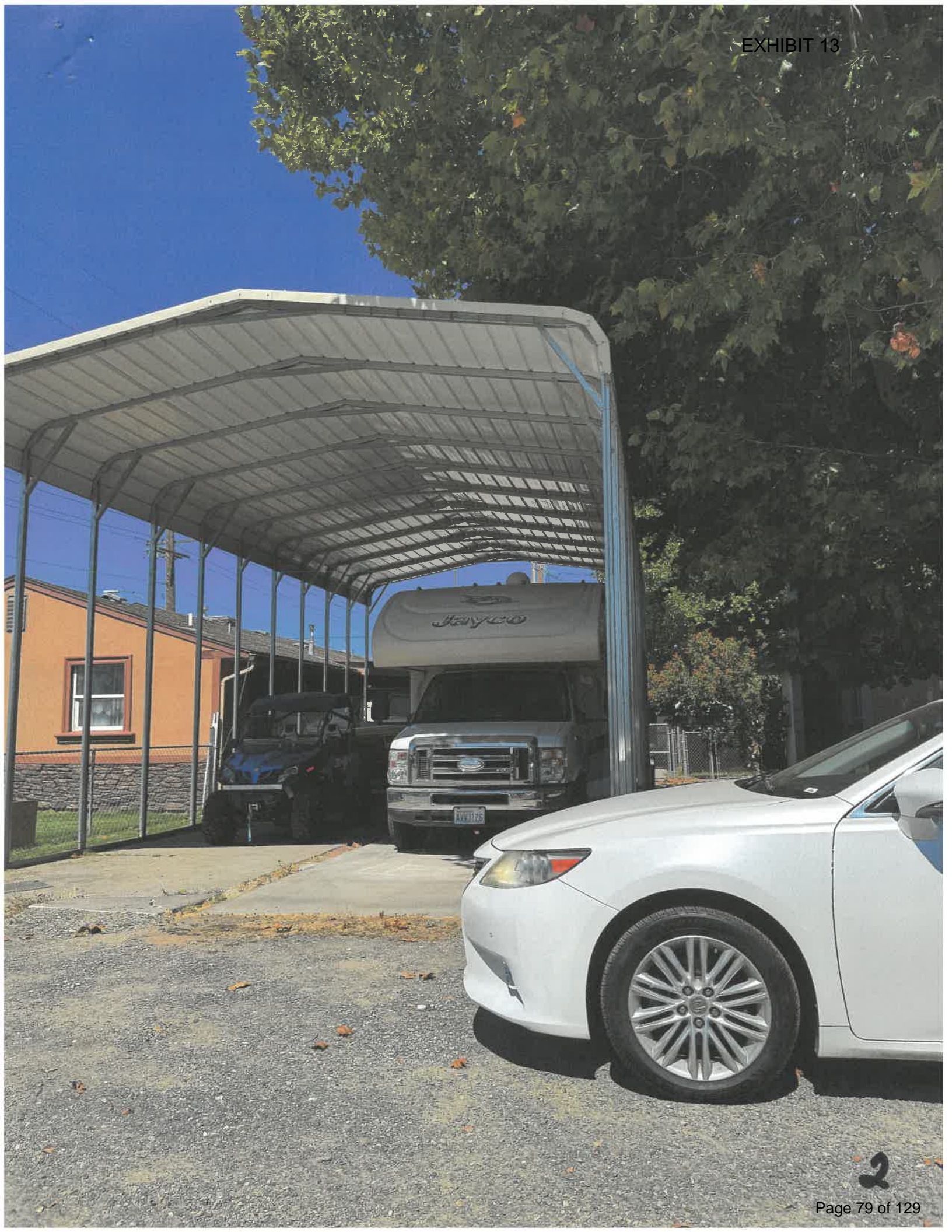
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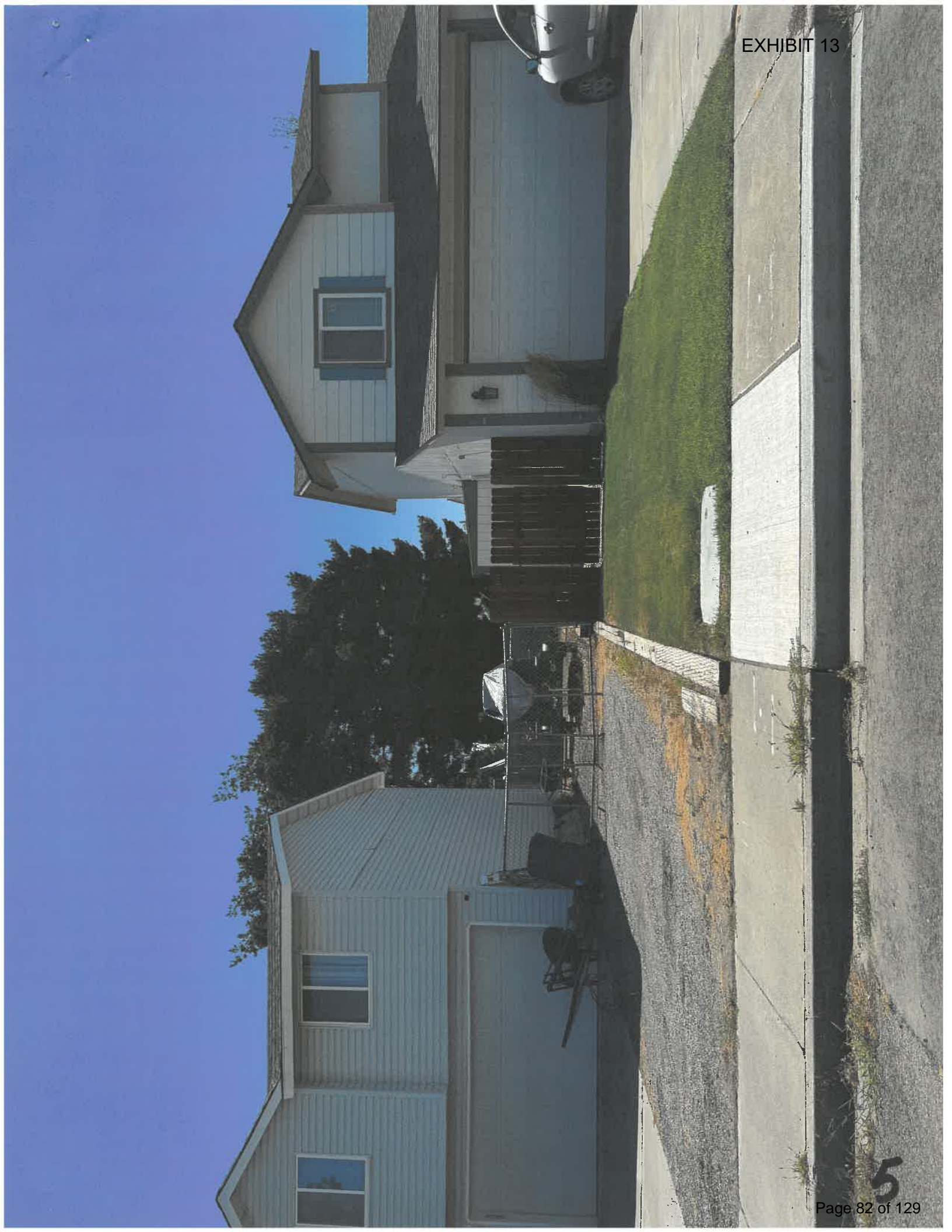


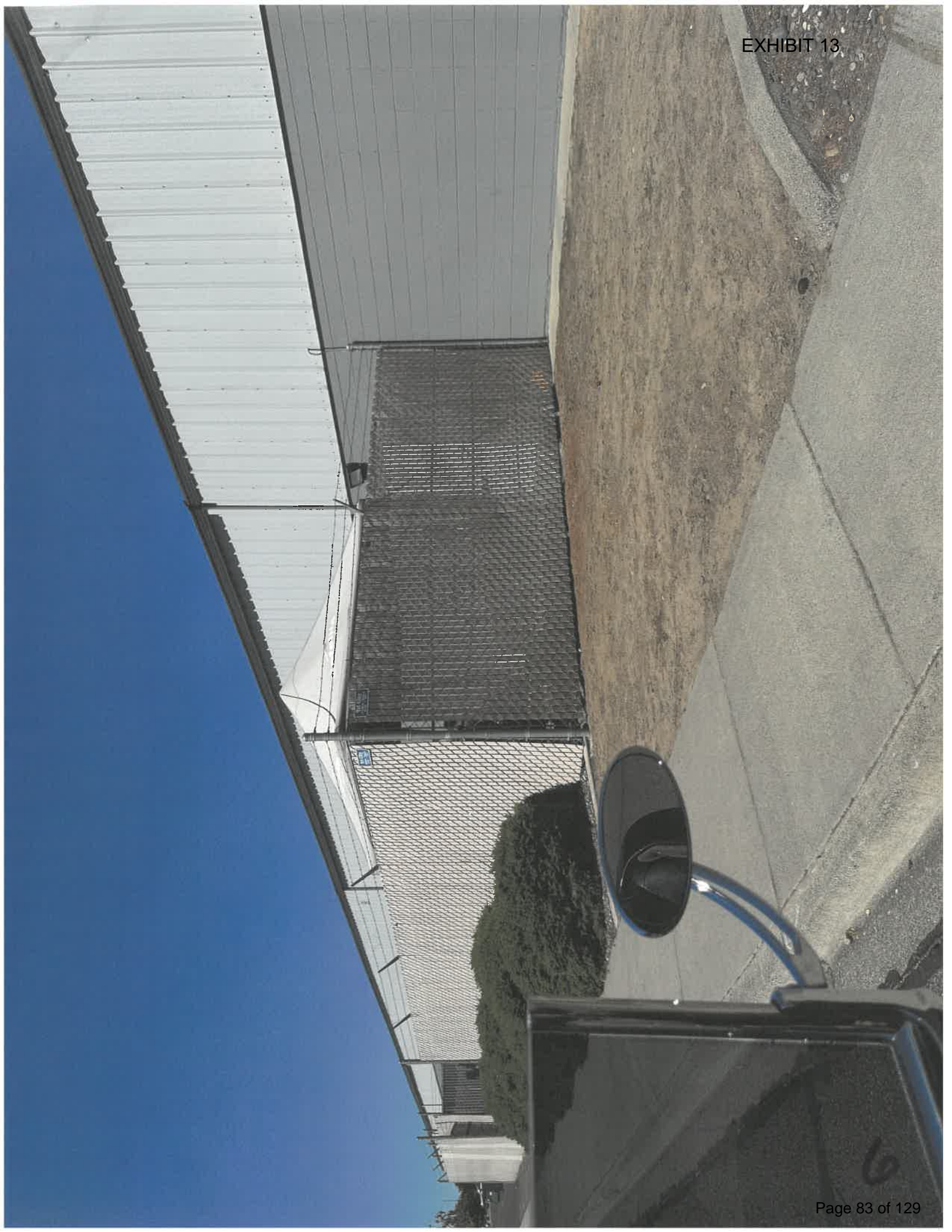






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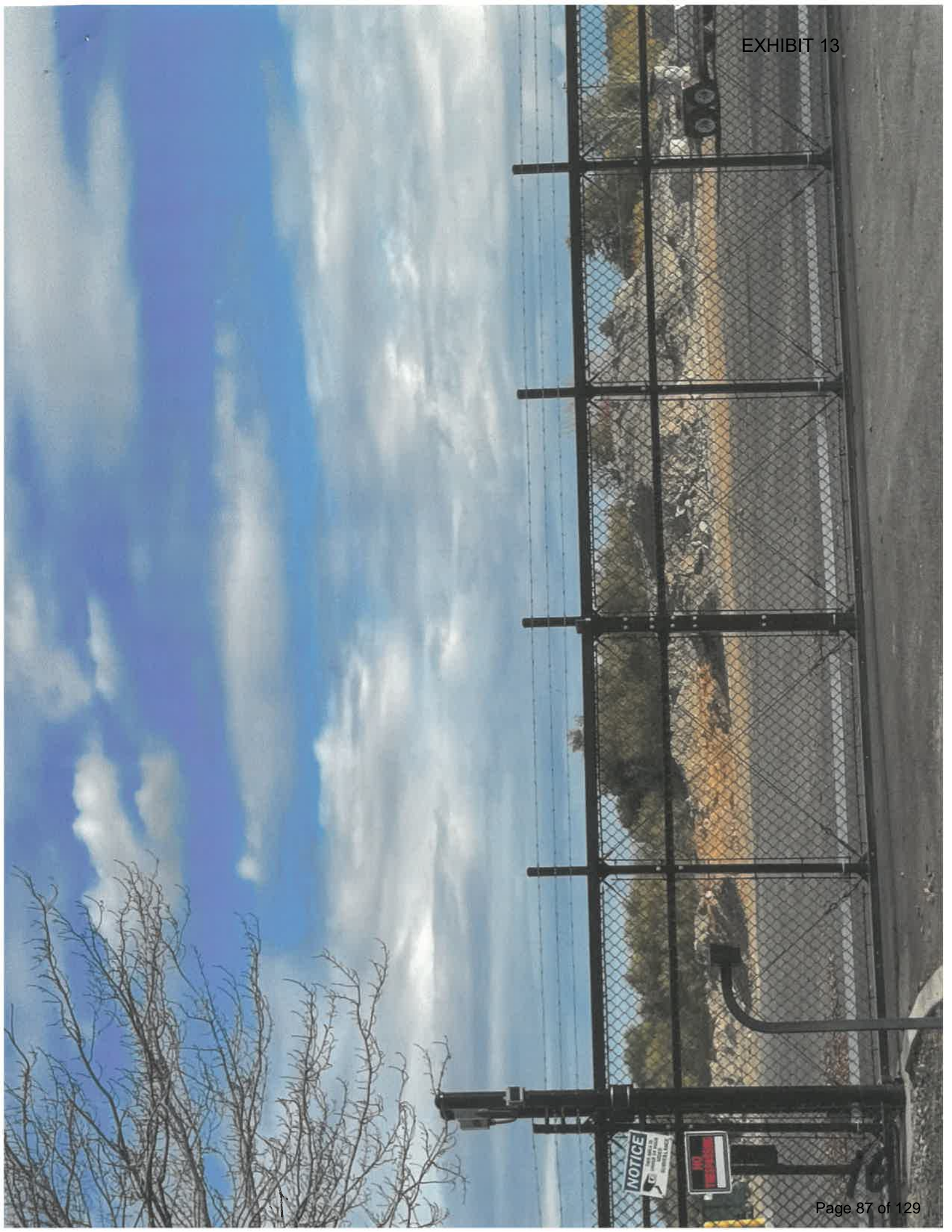


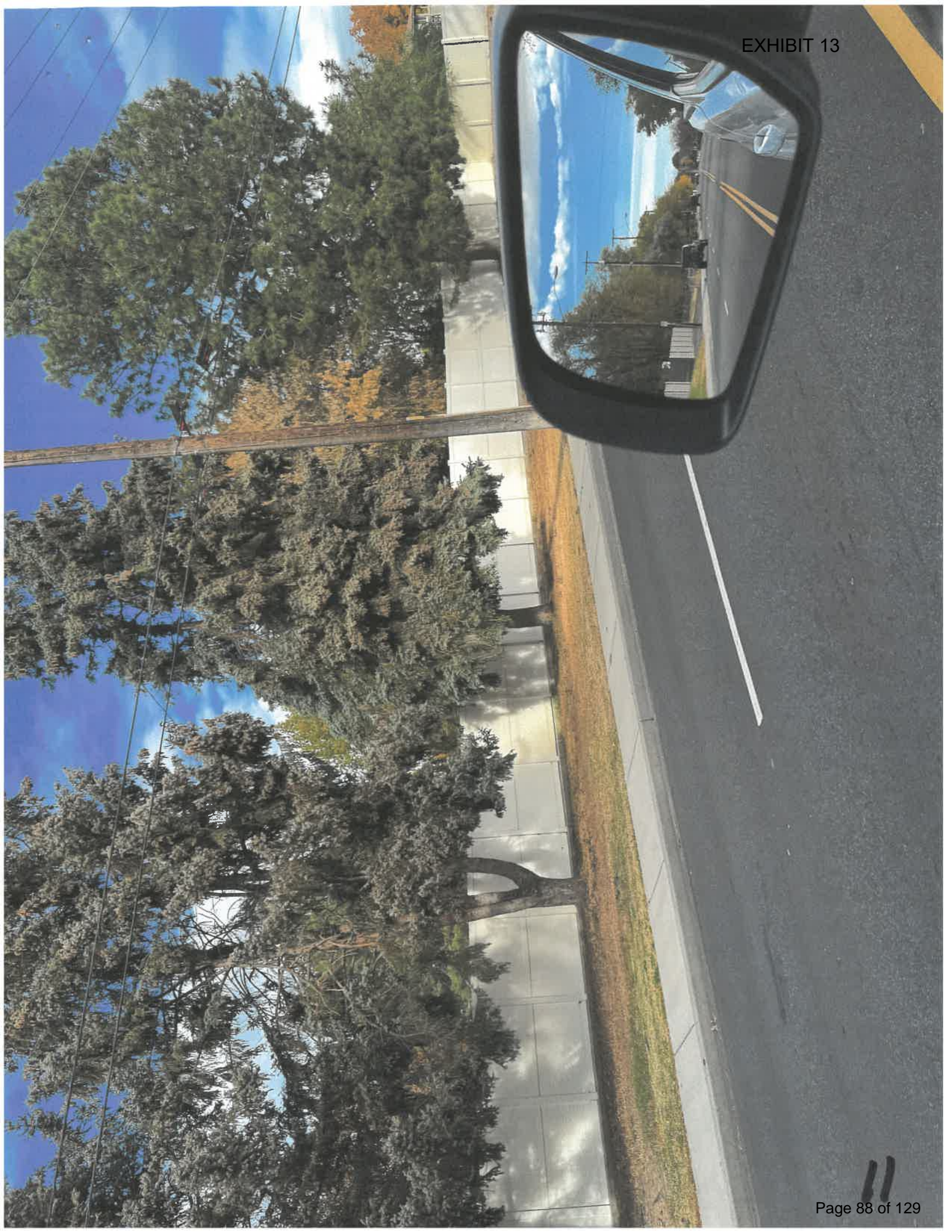






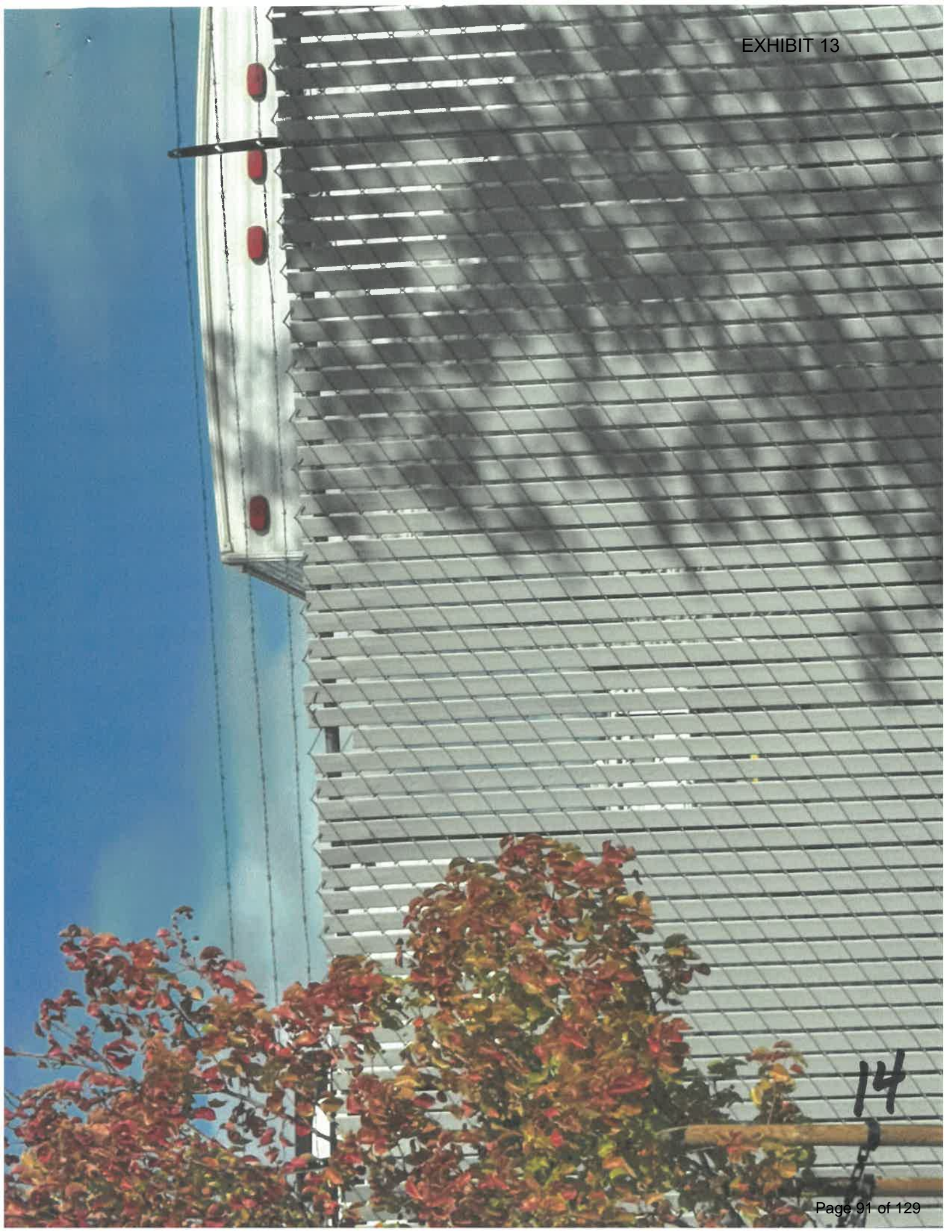












14



PUD

E N T O N
P U B L I C P O W E R L O C A L C O N T R O L

15









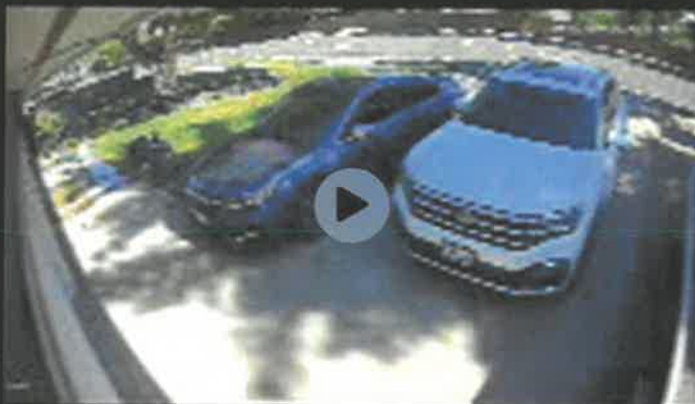
Cardenas >

More towards the middle front...I am at the fence now

Thu, Jul 24 at 4:55 PM

Hey Alex...consider shutting the water off until the wind dies down...the water is just blowing over to me and the fence...thanks man

Thu, Jul 24 at 11:28 PM



Sorry men, just getting backin town, I usually check



Text Message • SMS





Cardenas >

Sorry men, just getting backin town, I usually check my cameras before they turn on to make sure there is not iany major wind and didn't see any wind.

Here are a couple video from the time you texted me, I dint see any major wind on them.



Fri, Jul 25 at 4:57 AM

No worries Alex. Thank you



Text Message • SMS





Cardenas >

Thursday 7:30 PM

Hey Craig, I'm not home right now. I might be able to give you a call soon But I have poor signal

No worries...just sometime when you are home and have a couple of minutes...nothing urgent

Yesterday 7:23 AM



Text Message • SMS



21



AC

Cardenas >



Please adjust your water to avoid the brick wall...thank you

For sure, I'll take care of it. I'm out of town I'll be back in a couple of days. I will have marihela take a look

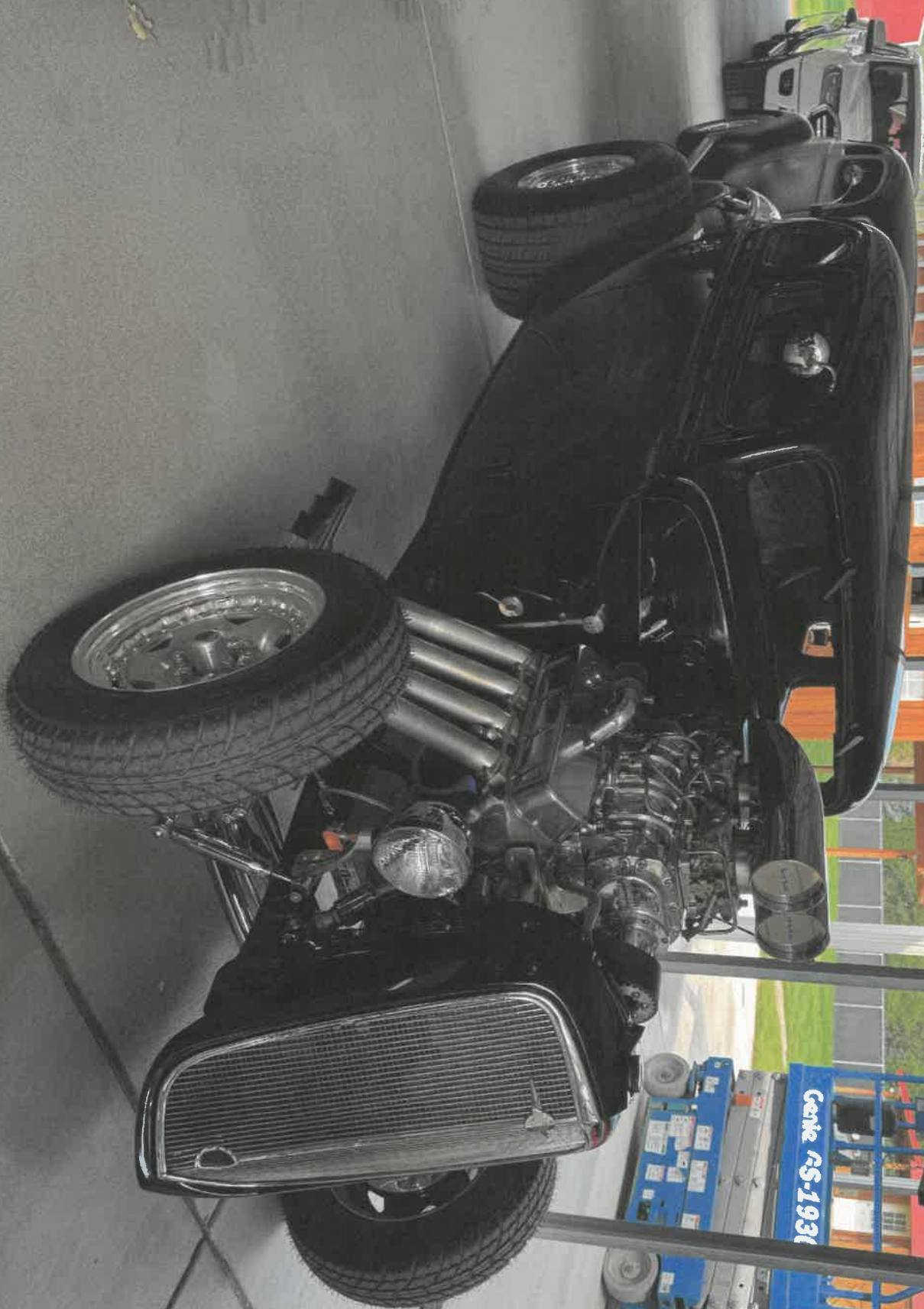
And I will do it if I see it on. Thank you



Text Message • SMS









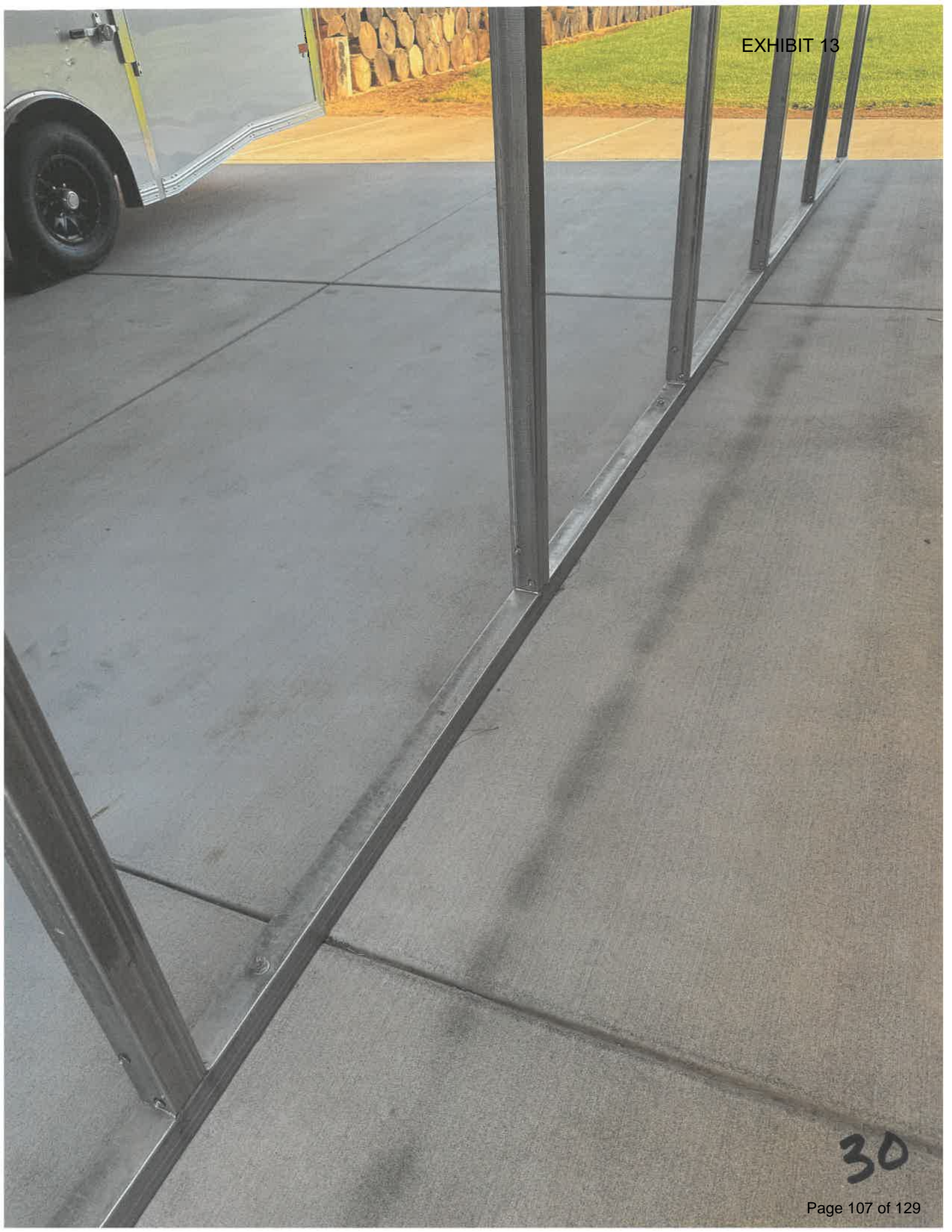


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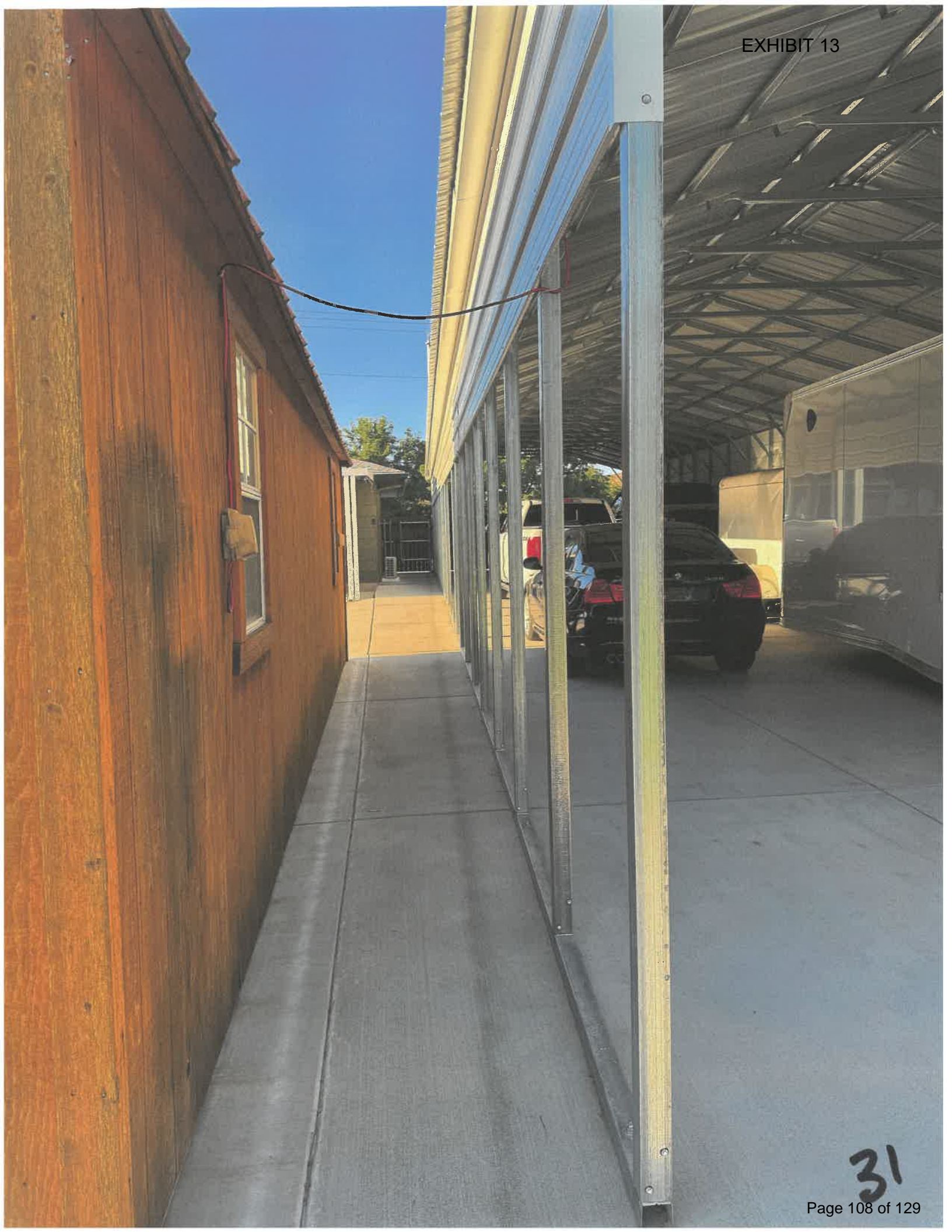








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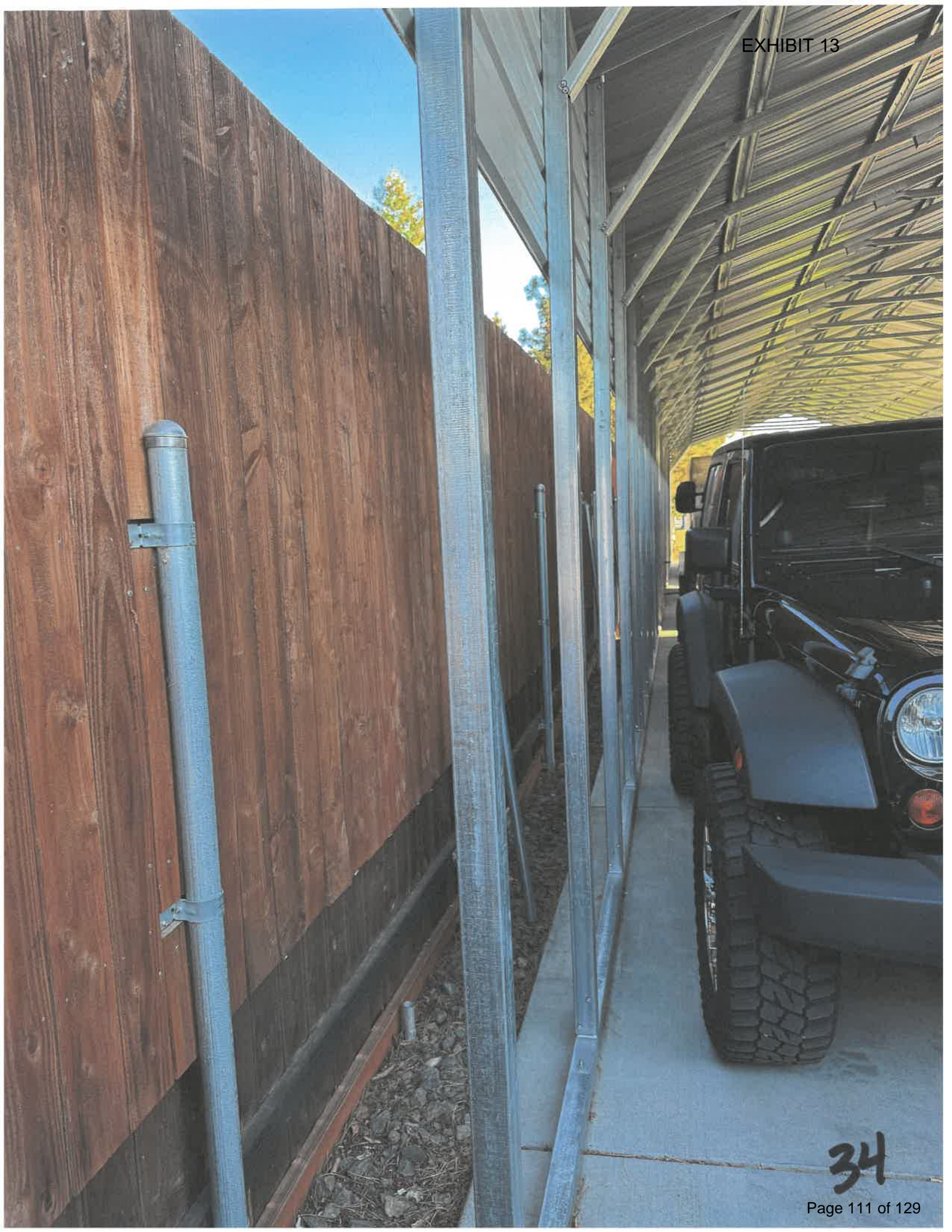


EZHAULER

WASHINGTON
40980AL

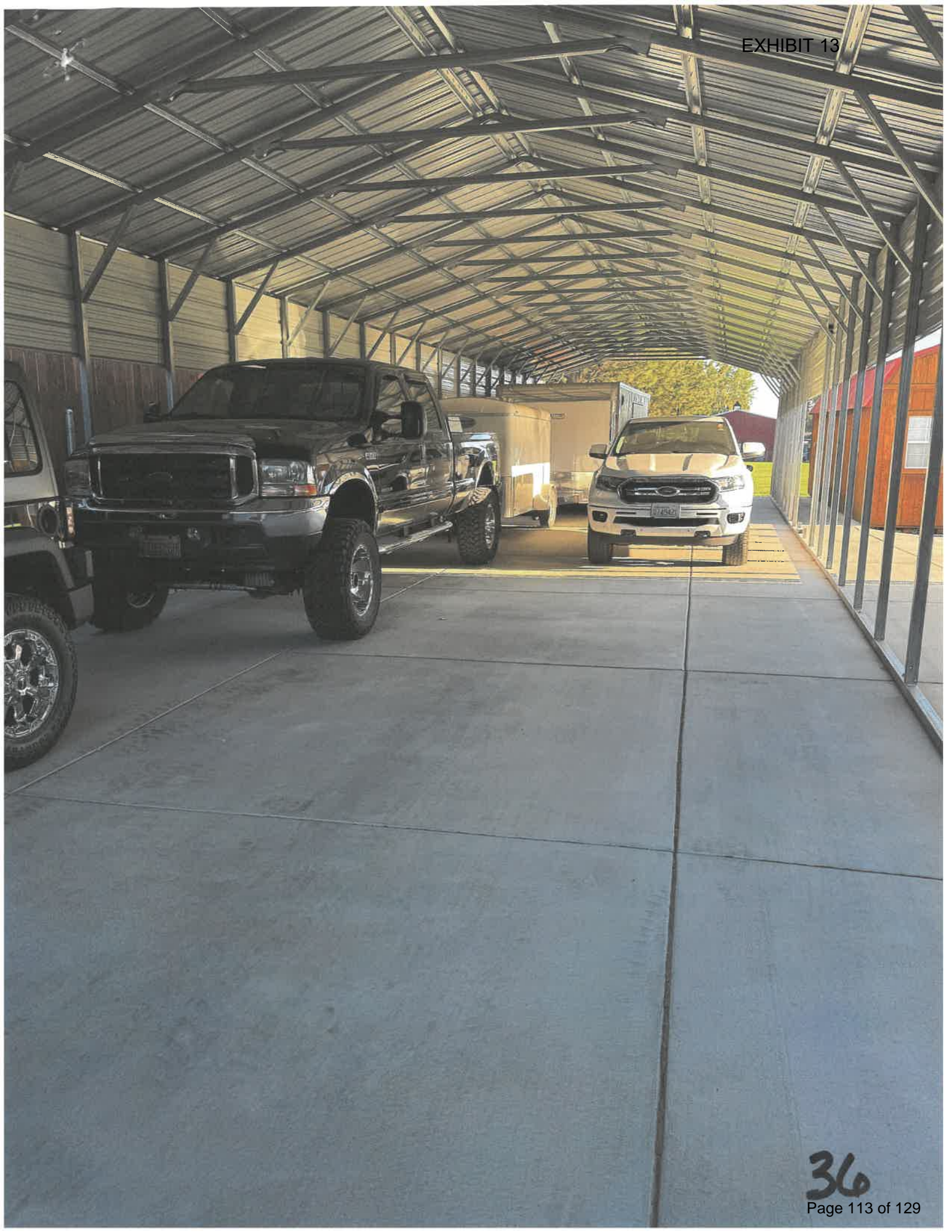
EZ-Haulertrailers.com

33



34









38

15.08.050: - Subsection 105.1 and R105.1 Amended—Permits Required.

No person, firm, or corporation shall erect, construct, enlarge, structurally alter, move, remove, convert, or demolish any building or structure in the City, or cause the same to be done, without first obtaining a separate building permit in each such building or structure from the Building Official. Building permits are subject to Chapter 18.80 relating to Land Use Permits and Section 5.56.070 relating to street and right-of-way improvements.

(Ord. 5048 Sec. 1(part), 2004; Ord. 3759 Sec. 1, 1997)

18.27.030: - Accessory Building—Setback—Dimensions.

Accessory buildings must comply with applicable setbacks. Except in C, I, PF, UMU, and OS districts, detached accessory buildings may not be over 20 feet high. In all R and HMU districts, no accessory building may be closer than ten feet from any building on the same lot unless the accessory structure is constructed in accord with the International Building Code, in which case the separation can be reduced to four feet. In addition, no accessory structure may be within a radius of ten feet from the vertical centerline of a window in a dwelling on the same or an adjacent lot. It may not be within five feet of a side or rear property line but it may abut a rear property line adjacent to an alley, canal right-of-way or railroad right-of-way.

(Ord. 5744 Sec. 1, 2018; Ord. 5715 Sec. 1, 10-17-2017; Ord. 5180 Sec. 1, 2007)

18.27.050: - Fences, Hedges, Walls—Height Requirements.

- (1) Fences, hedges, walls and the like in "R" districts may not be higher than 30 inches above the top of curb grade within a sight triangle as specified in 18.27.060, 36 inches above the top of curb grade in a required front yard or six feet above grade on other parts of the site. Chain link fences over six feet high are permitted around basketball courts, tennis courts, and similar activities if all setbacks are met.
- (2) Fences, sloping yards, retaining walls, or terraces may be constructed with a combined total elevation no greater than that of the adjacent foundation or existing grade of the lot line, whichever is higher. Walls, fences, and hedges may be added to this height if they do not exceed the height limits of this section as measured from the established finish grade.
- (3) If a retaining wall is 60 inches or more above the adjacent grade and is located along a lot line, a guardrail or fence not less than 36 inches high must be placed along the top of the wall.

(Ord. 5407 Sec. 10, 2012; Ord. 5180 Sec. 1, 2007)

9.48.010: - Public Nuisance and Other Terms Defined.

- (1) Every act unlawfully done and every omission to perform a duty, which act or omission does any of the following, shall constitute a public nuisance:
 - (a) Annoys, injures, or endangers the safety, health, comfort, or repose of the citizens of the City; or
 - (b) Offends public decency; or
 - (c) Unlawfully interferes with, obstructs, or tends to obstruct, or renders dangerous for passage, a public park, street, alley, highway, or other public area; or
 - (d) In any way renders any citizens of the City insecure in life or use of property.
- (2) The following acts, in addition to any others in violation of subsection (1) of this Section, shall constitute a public nuisance:
 - (a) Throwing, depositing, exposing, or causing to be disposed of, in any street or other public place within the City, any garbage, waste, refuse, litter, debris, or other offensive material, unless the disposal of such items in such place is specifically authorized by law;
 - (b) Causing or allowing garbage, waste, refuse, litter, debris, or other offensive materials, to be collected or deposited, or to remain in any place in the City, to the annoyance of any person, unless otherwise permitted by law;
 - (c) Erecting, continuing, or using any building, room, property, or other place in the City for the exercise of any trade, employment, or manufacture which results in offensive odors or other annoyances being released, and which annoys, injures, or is offensive or detrimental to the health of the individuals there employed or residing, or to the public;
 - (d) Burning of refuse or other material in such a manner as to cause or permit the smoke, ashes, soot, or gases arising from such burning to become discomforting or annoying, or to injure or endanger the health of any person or neighborhood;
 - (e) Any building, house, room, or other structure or vehicle, maintained or used for the purpose of lewdness, assignation, or prostitution;
 - (f) All houses, rooms, booths, or other structures used as a place of resort where disorderly persons are allowed to congregate, or in which drunkenness is carried on or permitted;
 - (g) Any pit, basin, hole, or other excavation which is unguarded and dangerous to life, or has been abandoned, or is no longer used for the purpose for which it was constructed, or is maintained contrary to law;
 - (h)

All obstructions to streets, rights-of-way, or other public ways in the City, and all excavations in or under the same, which are by ordinance prohibited, or which may be made without lawful permission, or which, having been made by lawful permission, are kept and maintained after the purpose thereof has been accomplished, or for an unreasonable length of time;

- (i) Erecting, maintaining, using, placing, depositing, leaving, or permitting to be or remain in or upon, any private lot, building, structure, or premises, or in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the City, any one or more of, but not limited to, the following conditions or things:
 - (i) Any unsound, putrid, or unwholesome bone, meat, hides, skin, or the whole or parts of any dead animal or fish, or any unsound, putrid, or unwholesome substance; or the offal, garbage, or other offensive parts of any animals; or any noxious, offensive, dangerous or otherwise injurious chemicals or other materials such as oil, grease, poisons, explosives, radioactive materials, and other similar substances in such a manner as to be offensive or injurious to public health, or unpleasant or disagreeable to the adjacent residences or persons,
 - (ii) Any cellar, vault, drain, sewer, or septic tank to become, from any cause. noxious, foul, offensive, or injurious to public health, or unpleasant or disagreeable to the adjacent residences or persons,
 - (iii) Any noxious, foul, or putrid liquid or substance, or any liquid or substance likely to become noxious, foul, offensive, or putrid, to be discharged, placed, or thrown upon, or to flow from or out of, any premises into, or upon, any adjacent premises, or any public street or alley, or to stand, remain, or be upon any premises.
- (j) All premises, buildings and vehicles whereon or wherein intoxicating liquor is manufactured, sold, bartered, exchanged, given away, furnished, disposed of, consumed, or permitted to be consumed, in violation of the laws of the State and the ordinances of the City;
- (k) All vacant, unused, or unoccupied buildings and structures within the City, which are allowed to become or remain open to entrance by unauthorized persons or the general public, because of broken, missing, or open doors, windows, or other openings, so that the same may be used by vagrants or other persons in a manner detrimental to the health and welfare of the inhabitants of the City;
- (l) An attractive nuisance, whether in or on a building, a building premises or unoccupied lot and whether realty, fixture or chattel, which might reasonably be expected to attract children of tender years and constitute a danger to them; including, but not limited to, any refrigerator, icebox or deep-freeze locker having a capacity of one and one-half cubic feet or more or any other container manufactured, custom-made or homemade designed for

storage which is discarded, abandoned or left in any place accessible to children and which has not had the door or latching mechanism removed to prevent the latching or locking of the door; abandoned wells, shafts, basements or other excavations, abandoned or inoperative vehicles or equipment, structurally unsound fences or other fixtures, lumber, fencing, vegetation, or other debris;

- (m) Any sign, poster or other advertising matter of any nature placed upon a telegraph, telephone or other poles, trees, sidewalks, streets, signs, traffic signs or other traffic-control devices or other structures or places within streets, alleys or other public places or rights-of-way;
- (n) All buildings, or parts thereof, vehicles, or other structures, wherein any gambling, as defined by RCW 9.46.020, may be found, and any gambling device, as defined by RCW 9.46.020, may be found, except as licensed and within the scope of the license required under State law and by Chapter 3.60 of this Code;
- (o) The depositing or allowing of irrigation or other water to run by any street, alley, or other public place, in such manner as to cause settling or damage to the street, alley, or other public place, or to cause annoyance, damage, or hazard to any user of the street, alley, or other public place;
- (p) Graffito or graffiti;
- (q) Light trespass as defined in KMC 18.39.020(11);
- (r) Open storage of materials and furnishings. No person shall openly store or keep outside on their property any equipment, materials or furnishings; or any item that creates an unsightly condition or one that promotes urban blight. This may include, but is not limited to, indoor furniture, household appliances, auto parts, shopping carts or building materials.

Exception: Building materials neatly stacked and stored for no more than 60 days for a construction project permitted within the City. The material must be weather protected, shall not be placed within property setbacks or placed in such a manner that would create a danger to property, health and/or safety.

- (s) Fencing. The existence of any fence, other structure or thing on private property abutting or fronting upon any public street, sidewalk, or place, which is sagging, leaning, fallen, decayed, or is otherwise dilapidated and creating an unsafe condition or which vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- (t) Vehicle and equipment repair on residential premises. Servicing, repairing, assembling, modifying, restoring, or otherwise working on any vehicle on any residential premises shall be subject to the following:

- (i) Work shall be limited to the repair and maintenance of vehicles, equipment, or other conveyance currently registered as specified in the Washington Vehicle Code to the occupant or a member of the occupant's family.
 - (ii) Work is limited to the approved parking surface or garage or approved accessory structure; at no time can repairs be made on the lawn, sidewalk, planting strip or street.
 - (iii) Only minor repairs such as an oil change, tire repair, small parts change, or minor routine maintenance may be performed outside of a garage or approved accessory structure and only then on an approved parking surface. The associated vehicle(s) in which such minor repairs exceed seven days shall be moved inside of a building that meets applicable code and zoning requirements or be properly "screened."
 - (u) The accumulation of "junk" as defined in this Section.
 - (v) Maintaining a "Weed Hazard" as defined in this Section is hereby declared a public nuisance.
 - (w) Maintaining a "Marijuana Nuisance" as defined in this Section is hereby declared a public nuisance.
 - (x) Violate any provision of Titles 9, 13, 15 and 18.
 - (y) Maintaining a "Nuisance fire alarm" as defined in this Section is hereby declared a public nuisance.
- (3) Junk means scrapped, broken, or neglected items and materials. Junk includes items such as plastic, cloth, glass, rags, paper or metals that can be converted into usable articles or stock or articles that have outlived their usefulness in their original form. Examples of "junk" include, but are not limited to, empty bottles and jars; empty metal, plastic or paper products; discarded engine or motor parts; automobile and truck parts of all descriptions; used tires, wheels and inner tubes; discarded batteries; discarded or broken shopping carts; cardboard; discarded and/or pre-used building materials; discarded and/or pre-used electrical and plumbing materials; broken pieces of concrete; discarded, broken, or neglected electrical, gas or hand-operated appliances; previously used packing materials; discarded, broken, or neglected household goods and furnishings; or any household items located outdoors that are designed for indoor use; as well as parts and pieces of any of the foregoing.
- (4) Weed Hazard means grasses, weeds, or other vegetation which have grown and died or which are not irrigated and which exceed 12 inches in length. Public parks, public facility and open space zones, areas of pristine vegetation and natural habitats for indigenous wildlife and agriculturally used property are not weed hazards.
- (5)

Marijuana Nuisance means the production or processing of marijuana or marijuana-infused products, or the storage or growing of marijuana plants where any portion of such activity can be readily seen by normal unaided vision or readily smelled from a public place or the private property of another "housing unit" as defined in this Section.

- (6) Housing Unit means a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters, in which the occupants live and eat separately from any other persons in the building, and which have direct access from the outside of the building through a common hall.
- (7) Director means the Director of Planning, his authorized deputies and representatives, including, but not limited to, Code Enforcement Officers, the City Building Official, the City Fire Official or their designee.
- (8) Nuisance fire alarm means the activation of any fire alarm system caused by mechanical failure, malfunction, improper installation, lack of proper maintenance, misuse or any other response for which the fire department personnel are unable to determine the apparent cause of the alarm activation.
 - (a) Nuisance fire alarm activation report means a Notice and Order issued by the City Fire Official indicating an alarm was deemed to be the result of a fire alarm activation due to a nuisance fire alarm.
 - (b) Owner/responsible means any person who owns or is responsible for the premises in which a fire alarm system is installed or the person or persons who lease, operate, occupy or manage the premises if stated in a lease agreement.

(Ord. 25-6091 Sec. 1, 2025; Ord. 5659 Sec. 1, 2016; Ord. 5513 Sec. 1, 2013; Ord. 4099 Sec. 1, 2003; Ord. 3507 Sec. 2, 1994; Ord. 3060 Sec. 2, 1987; Ord. 2385 Sec. 9, 1979; Ord. 2089 Sec. 2(part), 1977)

9.48.020: - Enforcement, Authority and Administration.

- (1) In order to discourage public nuisances and otherwise promote compliance with applicable code provisions, the Director may, in response to field observations, determine that violations of KMC Titles 9, 13, 15, and 18, have occurred or are occurring, and may:
 - (a) Enter into voluntary compliance agreements with persons responsible for code violations as provided in KMC 9.44.075;
 - (b) Issue notice and orders, assess civil penalties, and recover costs as authorized by this chapter;
 - (c) Require abatement by means of a judicial abatement order, and if such abatement is not timely completed by the person or persons responsible for a code violation, undertake the abatement and charge the reasonable costs of such work as authorized by this chapter;

- (d) Order work stopped at a site by means of a stop work order, and if such order is not complied with, assesses civil penalties as authorized by this chapter;
 - (e) Suspend, revoke, or modify any permit previously issued by the City or deny a permit application as authorized by this chapter when other efforts to achieve compliance have failed;
 - (f) Forward a written statement providing all relevant information relating to the violation to the office of the City Attorney with a recommendation to prosecute willful and knowing violations as misdemeanor offenses; and
 - (g) File an infraction complaint in District Court and pursue a civil fine.
- (2) The procedures set forth in this chapter are not exclusive. These procedures shall not in any manner limit or restrict the City from remedying or abating violations of this title in any other manner authorized by law. In addition to, or as an alternative to, utilizing the procedures set forth in this chapter, the City may seek legal or equitable relief to abate any conditions or enjoin any acts or practices which constitute a code violation. In addition to, or as an alternative to, utilizing the procedures set forth in this chapter, the City may assess or recover civil penalties accruing under this chapter by legal action filed in Benton County District Court or superior court by the office of the City Attorney.
- (3) The Director or his or her designee is the chief administrative officer for the purposes of this chapter, and shall determine, based upon information derived from sources such as field observations, the statements of witnesses, relevant documents, and data systems for tracking violations, and applicable City codes and regulations, whether or not a violation has occurred.
- (4) In the event the activation of a fire alarm system is deemed by the City Fire Official to be a nuisance fire alarm and the system requires repair, the owner will be provided a fire alarm activation report by an officer or member of the fire department, indicating that the activation was deemed to be the result of a nuisance fire alarm.

(Ord. 25-6091 Sec. 2, 2025; Ord. 5659 Sec. 2, 2016; Ord. 3671 Sec. 1, 1995; Ord. 3274 Sec. 10, 1990; Ord. 3060 Sec. 2(part), 1987; Ord. 2089 Sec. 2(part), 1977)

9.48.030: - Notice and Order.

- (1) When the Director has reason to believe, based on investigation of documents and/or physical evidence, that a code violation exists or has occurred, the Director is authorized to issue a notice and order to any person responsible for a code violation. The Director shall make a determination whether or not to issue a notice and order within 45 days of determining that a violation exists.
- (2)

A notice and order represents a determination that a violation has occurred, that the party to whom the notice is issued is a person responsible for a code violation, and that the violations set out in the notice and order require the assessment of penalties and other remedies that may be specified in the notice and order. The Director is authorized to impose civil penalties upon a determination by the Director that a violation has occurred pursuant to a notice and order.

- (3) The notice and order shall contain the following information:
- (a) The address, when available, or location of the violation;
 - (b) A legal description of the real property or the Benton County tax parcel number where the violation occurred or is located, or a description identifying the property by commonly used locators;
 - (c) A statement that the Director has found the named person(s) responsible for a violation and a brief description of the violation(s) found;
 - (d) A statement of the specific provisions of the ordinance, resolution, regulation, public rule, permit condition, notice and order provision, or stop work order that was or is being violated;
 - (e) A statement that a civil penalty is being assessed, including the dollar amount of the civil penalties, and that any assessed penalties must be paid within 15 days of service of the notice and order;
 - (f) A statement advising that any costs of enforcement incurred by the City shall also be assessed against the person to whom the notice and order is directed;
 - (g) A statement that payment of the civil penalties assessed under this chapter does not relieve a person found to be responsible for a code violation of his or her duty to correct the violation and/or to pay any and all civil penalties or other cost assessments issued pursuant to this chapter;
 - (h) A statement of the corrective or abatement action required to be taken and that all required permits to perform the corrective action must be obtained from the proper issuing agency;
 - (i) A statement advising that, if any required work is not commenced or completed within the time specified by the notice and order, the City may proceed to seek a judicial abatement order from Benton County superior court to abate the violation;
 - (j) A statement advising that, if any assessed penalty, fee or cost is not paid on or before the due date, the City may charge the unpaid amount as a lien against the property where the code violation occurred if owned by a person responsible for a violation, and as a joint and several personal obligation of all persons responsible for a code violation;
 - (k)

A statement advising that any person named in the notice and order, or having any record or equitable title in the property against which the notice and order is recorded, may appeal from the notice and order to the hearing examiner within 14 days of the date of service of the notice and order;

- (l) A statement advising that a failure to correct the violations cited in the notice and order could lead to the denial of subsequent City of Kennewick permit applications on the subject property;
 - (m) A statement advising that a failure to appeal the notice and order within the applicable time limits renders the notice and order a final determination that the conditions described in the notice and order existed and constituted a violation, and that the named party is liable as a person responsible for a violation;
 - (n) A statement advising the person responsible for a code violation of his/her duty to notify the Director of any actions taken to achieve compliance with the notice and order; and
 - (o) A statement advising that failure to comply with the notice and order may be referred to the office of the City Attorney for appropriate legal action.
- (4) Service of a notice and order shall be made on a person responsible for code violation by one or more of the following methods:
- (a) Personal service of a notice and order may be made on the person identified by the Director as being responsible for the code violation, or by leaving a copy of the notice and order at the person's house of usual abode with a person of suitable age and discretion who resides there;
 - (b) Service directed to the landowner and/or occupant of the property may be made by posting the notice and order in a conspicuous place on the property where the violation occurred and concurrently mailing notice as provided for below if a mailing address is available; or
 - (c) Service by mail may be made for a notice and order by mailing one copy, postage prepaid, by ordinary first class mail to the person responsible for the code violation at his or her last known address, at the address of the violation, or at the address of the place of business of the person responsible for the code violation. The taxpayer's address as shown on the tax records of Benton County shall be deemed to be the proper address for the purpose of mailing such notice to the landowner of the property where the violation occurred. Service by mail shall be presumed effective upon the third business day following the day upon which the notice and order was placed in the mail.
- (5) Appeals to the Hearing Examiner shall follow requirements and the process noted in KMC 9.44.090(2) through (6). The decision of the Hearing Examiner shall be in writing, including findings and conclusions, and shall bear the same legal consequences as the order issued

by the Director. The Hearing Examiner shall render a final decision within ten business days following conclusion of the hearing.

(Ord. 5659 Sec. 3, 2016; Ord. 3753 Sec. 4(part), 1997; Ord. 3507 Sec. 3, 1994; Ord. 3060 Sec. 2(part), 1987; Ord. 2089 Sec. 2(part), 1977)

9.48.035: - Abatement—Vehicles.

- (1) The Chief of Police or Director of Planning may order the removal of junk motor vehicles or parts thereof along with other incidental machinery, scrap and parts from public or private property if it constitutes a nuisance as defined in Section 9.48.010 or is maintained in violation of the City's Zoning Ordinance, Title 18.
- (2) If the Director or Chief finds the vehicle or parts thereof to be a nuisance or maintained in violation of the Zoning Ordinance, they may send the last registered and legal owner of the vehicle, if that can be determined, and the property owner of record a notice of the violation. The notice must inform the owners that they are entitled to a hearing in accord with Section 6.01.120 of the Kennewick Municipal Code. The notice must specify that if no request for a hearing is received, the vehicle will be removed and the costs assessed against the registered owner and landowner.
- (3) If any request for a hearing is received, a notice giving the time, location and date of hearing and the question of abatement and removal of the vehicle or part thereof must be mailed, by certified mail with a five-day return receipt request, to the owner of the land and the last registered and legal owner of record unless his identity cannot be determined.
- (4) The owner of land shall not be held liable for the costs of removal if he demonstrates that the vehicle or parts thereof were placed on his land without his consent and he has not subsequently acquiesced in their presence.
- (5) Any vehicle or parts thereof found to be a nuisance or maintained in violation of the Zoning Ordinance will be turned over to a registered disposer.

(Ord. 5659 Sec. 4, 2016; Ord. 3753 Sec. 4(part), 1997; Ord. 3660 Sec. 6, 1995; Ord. 3328 Sec. 3, 1991; Ord. 3060 Sec. 5(part), 1987; Ord. 2936 Sec. 1(part), 1985)

9.48.040: - Abatement—Failure—Civil Penalties.

- (1) Civil penalties for code violations shall be imposed for remedial purposes for violations identified in a notice and order, pursuant to the following schedule:
 - (a) Notice and Orders - basic initial penalty: \$500.00
 - (i) Second violation: \$1,000.00
 - (ii) Each subsequent violation (two or more): \$1,500.00

(b) Breach of Voluntary Correction Agreement penalty: \$1,000.00

(c) Civil penalties shall be paid within 15 days of service of the notice and order if not appealed. Payment of the civil penalties assess under this chapter does not relieve a person found to be responsible for a code violation of his or her duty to correct the violation and/or to pay any and all civil penalties or other cost assessments issued pursuant to this chapter.

(2) The City may use the services of a collection agency in order to collect any civil penalties, fees, costs and/or interest owing under this chapter.

(Ord. 5701 Sec. 1, 2017; Ord. 5659 Sec. 5, 2016; Ord. 3060 Sec. 2(part), 1987; Ord. 2089 Sec. 2(part), 1977)

9.48.045: - Criminal Penalties.

In addition to any other judicial or other administrative remedy, after three or more violations of Section 9.48.010 at the same property, the City may forward to the office of the City Attorney a detailed factual background of the alleged violation with a recommendation that a misdemeanor charge be filed against the person(s) responsible for maintaining a public nuisance as defined in Section 9.48.010.

(Ord. 5659 Sec. 6, 2016)

9.48.050: - Abatement—Immediate.

Whenever any nuisance is within a public way or easement; or of such a character and so situated that it can be abated without the invasion or destruction of property or the prejudice of any right, and the further continuance is likely to result in expense to the City or injury to any person or property, the Chief of Police or other proper officer of the City may abate and remove the nuisance summarily.

(Ord. 3060 Sec. 2(part), 1987; Ord. 2089 Sec. 2(part), 1977)

9.48.055: - Maintaining a Weed Hazard.

It is unlawful for any person, by himself or by his agents or employees, or as the agent or employee of another person, firm or corporation to permit a Weed Hazard to exist upon any premises over which he has control. If the owner or agent of any premises has actual or constructive knowledge of the maintenance on or in his premises of a Weed Hazard, as defined in this chapter, he or she shall be deemed one of the persons in control of the premises. Any person violating this Section is guilty of a Class 1 civil infraction and shall be subject to a penalty of \$250.00 plus all costs and assessments.

(Ord. 5659 Sec. 7, 2016)

9.48.060: - Abatement by City—Safeguards.

In any case where a nuisance is to be abated by the Chief of Police or any other proper officer it shall be the duty of such officer to proceed with due care and without unnecessary destruction of property. He shall in all cases be authorized to employ such assistance and adopt such means as may be necessary to effect the entire abatement of the nuisance.

(Ord. 3060 Sec. 2(part), 1987; Ord. 2089 Sec. 2(part), 1977)

9.48.070: - Abatement—Cost.

Every person, firm, or corporation maintaining a nuisance, or permitting, allowing, or suffering a nuisance to be maintained, as prohibited by this Chapter or otherwise, shall be liable for all costs and expenses for abating the same when the nuisance has been abated by any officer of the City. The costs and expenses may be assessed as a part of any prosecution against the party liable and may be recovered as other costs are recovered after they have been assessed; provided, that in such cases, the City shall have been liable in the first instance to pay all costs of the abatement. In all cases where the Chief of Police, the Planning Director or their designee, abates any nuisance he shall keep an account of all expenses attending such abatement and, in addition to other powers given in this Chapter to collect such other costs and expenses, may forthwith bring suit for recovery of the costs in any court of competent jurisdiction, in the name of the City, against the person maintaining, keeping, creating, or permitting, allowing, or suffering the nuisance abated, and, upon the collection of the costs by such suit, he shall pay the same to the City Treasurer. In the event the City obtains a judgment for abatement costs in a court of competent jurisdiction, the Planning Director, the City Treasurer or their designee are hereby authorized to use any lawful means to collect said judgment to include the use of a collection agency. The provisions of this Chapter relative to the abatement of nuisances are not exclusive, and all other rights or remedies of the City, or any citizen thereof, relative to abatement of nuisances, are declared to remain in full force and effect.

(Ord. 5513 Sec. 2, 2013; Ord. 3060 Sec. 2(part), 1987; Ord. 2089 Sec. 2(part), 1977)