



COMMUNITY DEVELOPMENT DEPARTMENT
625 Swift Blvd., Richland, WA 99352 Phone: 509-942-7794
NEW & REMODELED MULTI-FAMILY CONSTRUCTION

All new, multi-family buildings, townhouses, attached-single-family dwellings, row-houses, and similar multi-unit residential buildings, including multi-unit apartment buildings and condominiums, that contain MORE THAN two (2) attached dwelling units require the architect-of-record to stamp and sign all building enclosure design documents TOGETHER WITH THE FOLLOWING STATEMENT in order to satisfy legislative mandates from Washington State regarding the weatherproofing, waterproofing, and other protections from water or moisture intrusion of the aforementioned buildings. Also, any remodel of existing multi-unit residential buildings where the building enclosure is affected AND such building enclosure work is valued at more than 5% of the assessed value, requires this same stamping and statement on the drawings, and the same special inspection requirements listed below.

THIS STATEMENT MUST APPEAR ON ALL BUILDING ENCLOSURE DESIGN DOCUMENTS PRIOR TO ISSUANCE OF THE BUILDING PERMIT:

"THESE BUILDING ENCLOSURE DESIGN DOCUMENTS ARE, IN MY PROFESSIONAL JUDGMENT, APPROPRIATE TO SATISFY THE REQUIREMENTS OF SECTION 1 THROUGH 10 OF EHB 1848, CH. 456, LAWS OF 2005, REGARDING WATERPROOFING, WEATHERPROOFING, AND OTHER PROTECTIONS FROM WATER OR MOISTURE INTRUSION."

This statement need not appear on design drawings that are not considered by the architect as part of the building enclosure design drawings or on drawings prepared by consulting engineers, such as electrical, plumbing, or mechanical drawings, unless such drawings are deemed, in the professional judgment of the architect, to be an essential part of the building enclosure design documents. The City reserves the right to require any design drawing to include the above statement if it is clearly a drawing that is part of the building enclosure design, regardless of who prepared the drawing.

Additionally, the architect-of-record (or another architect hired by the owner) must inspect all buildings (this includes separate inspections of each separate building in the project) while under construction and provide to the City of Richland a signed copy of the following form. One signed copy for EACH separate building in the project is required.

The law requiring this special inspection and special certification allows some apartment buildings to be exempted provided a permanent recorded covenant on the property exists (see EHB 1848 Sec. 2 #10). If you desire to use this exemption, you must provide the City with a notarized copy of the legally recorded covenant from the Benton County Auditor's office PRIOR to issuance of the permit.

The law also allows someone other than the architect-of-record to conduct the special inspections and certifications listed below. However, the law states that such a person must have credentials substantially similar to the training and education required by a licensed architect. The City recommends you hire the architect-of-record. The special inspector cannot be financially tied to the project nor can he be hired by the contractor (similar to requirements of other special inspectors).

These requirements were mandated by the State Legislature, not by the City of Richland. It was intended to make clear who is liable (the architect) for designing the building to resist water and moisture penetration. It became effective on August 1, 2005. All cities and counties in Washington State are required to enforce the legislation. No monies were appropriated by the legislature to enforce this act. See Engrossed House Bill 1848, Chapter 456, Laws of 2005, 59th Legislature, 2005 Regular Session.

MULTI-UNIT RESIDENTIAL SPECIAL INSPECTION OF BUILDING ENCLOSURE

Address of project: _____

Building # or designation: _____

(A separate form for each separate multi-unit residential building within the project is required)

1. Water penetration resistance testing of windows and window installations:

On-site test conducted on this date: _____ by: _____

OR Independent Testing Laboratory evaluation or report #: _____

Testing Lab Name _____

Address _____

City _____ State _____ Zip _____

2. Periodic inspections during course of construction (attach additional sheets if needed):

Date: _____ by: _____

Specific area of building under construction at that time and specific item(s) that was inspected, e.g. windows, doors, weather barrier, siding, etc.:

Date: _____ by: _____

Specific area of building under construction at that time and specific item(s) that was inspected, e.g. windows, doors, weather barrier, siding, etc.:

3. Final certification:

"I, THE UNDERSIGNED, HAVE INSPECTED THE BUILDING ENCLOSURE DURING THE COURSE OF CONSTRUCTION OR REHABILITATIVE CONSTRUCTION AND DO HEREBY CERTIFY THAT IT HAS BEEN CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE BUILDING ENCLOSURE DESIGN DOCUMENTS THAT WERE APPROVED BY THE CITY OF RICHLAND, INCLUDING ANY AND ALL UPDATES, CHANGE ORDERS, AND OTHER CONSTRUCTION CLARIFICATIONS ISSUED AFTER THE ORIGINAL DOCUMENTS WERE APPROVED."

Date: _____ by: _____

(signature of architect who conducted the inspections)