



Island County

Planning and Community Development
Mailing Address: 1 NE 7th St. |
Physical Address: 1 NE 6th St. |
Coupeville, WA 98239

25-0661

BL-COM-NEW

Project Name: DIGITAL: NEW SW AQUATIC CENTER (COMMERCIAL)

ISSUED: 08/12/2025

Site Address: 5491 MAXWELTON ROAD LANGLEY, WA 98260

EXPIRES: 08/12/2027

PARCEL: R32910-091-3750

APPLICANT: SOUTH WHIDBEY PARK & RECREATION
DISTRICT
5495 MAXWELTON RD
LANGLEY, WA 98260
360-221-5484

OWNER: SOUTH WHIDBEY PARK & RECREATION
DISTRICT
5495 MAXWELTON RD
LANGLEY, WA 98260

**WASHINGTON STATE
CONTRACTORS LICENSE:** LINCOLN CONSTRUCTION, INC.
11803 101ST AVE E
PUYALLUP, WA 98373
253-847-6414

License: LINCOC1156JH
Expires: 03/19/2026

VALUATIONS:

Business	1417.00	\$325,059.80
Assembly, churches	21000.00	\$5,251,050.00
Total:		\$5,576,109.80

FEES:

	<u>Paid</u>	<u>Due</u>
Building Plan Review	\$19,230.37	\$0.00
Commercial State Code	\$25.00	\$0.00
Technology Fee - Building	\$1,527.02	\$0.00
Building Permit	\$29,585.19	\$0.00
Plumbing Permit	\$1,116.00	\$0.00
Mechanical Permit	\$969.00	\$0.00
Totals :	\$52,452.58	\$0.00

FIXTURES

<u>Qty</u>	<u>Mechanical Fixtures</u>	<u>Qty</u>	<u>Plumbing Fixtures</u>
1.0000	Gas Piping systems over five, per each	1.0000	Laundry Washer
1.0000	Air handler	1.0000	Miscellaneous Sink
1.0000	Generator	1.0000	Back Flow Preventer - over 2 inch diameter
1.0000	Bolers/Compressors/Piping >500K BTU/ >15HP	2.0000	Hose Bib 1-5
1.0000	Fire Suppression - for type one hood	2.0000	Bidet and/or Urinal
6.0000	Bathroom Fan/ Environmental Exhaust	2.0000	Kitchen Sink/Disposal
9.0000	Pump/Pressure Tank	3.0000	Spa/Jacuzzi Tub and/or Hot Tub
16.0000	Heat pump	4.0000	Hot Water Heater/Tankless Water Heater
		8.0000	Bathroom Sink
		9.0000	Toilet
		21.0000	Shower Stall
		36.0000	Floor Drain (requires tap primer)



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REQUIRED INSPECTIONS

Pre-Construction	Interior Shear/BWP
Setback / Footing	Insulation
Erosion / Sedimentation	Drainage
Foundation Wall, Stem, Piers and Masonry	Required documents prior to final
Retaining Wall	Health and Safety Plan
Groundwork/Plumbing Test	Exterior lighting
Interior Footing/Slab Insulation	Landscaping
Rough Mechanical	Septic Approval
Rough Plumbing/Pressure Test	Final Building
Fire Rated Separation	Sprinkler System Final
Building Fire Final	Fire Alarm Final inspection- Alarm Confidence Test
Framing	

CONDITIONS

* SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED BY AN INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION CONTAINED ON PAGE S1.2 AND S1.3

* Certificate of Occupancy required prior to use of structure.

* SETBACKS

Front(N) 166' 2"

Rear (S) 135' 11"

Side (W) 52' 1"

Side (E) 120' 5" to wetland buffer/existing tree canopy

* At Set Backs Inspection:

1. Property lines must be positively identified by surveyor.

2. If within 20ft of setback or if applicable right of way lines, bluff setback lines shoreline setback lines and wetland buffer setback lines, string lines at property lines and setback lines required.

* General contractor shall submit a written contractor's statement of responsibility to the Building Official and Owner prior to commencement of work. The contractor's statement of responsibility shall include acknowledgement and awareness of the special inspection requirements contained in the statement of special inspection.



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- * FOR ALL INSPECTIONS: KEEP ONE HARD COPY PRINTED SET OF ALL APPROVED DOCUMENTS ONSITE, INCLUDING BUT NOT LIMITED TO PERMITTING PAPERWORK, BUILDING PLANS, ENGINEERING, WSEC, FIXTURE/APPLIANCE SPECS, SITE PLAN, ETC.). IF SUBMITTED DIGITALLY, APPLICANT IS RESPONSIBLE FOR PRINTING PAPER PLAN TO BE KEPT ONSITE. INSPECTOR CANNOT INSPECT WITHOUT ALL OF THE INFORMATION. IRC R106.3.1/IBC 107.3.1
- * WSEC C406 Efficiency Packages: C406.2.2.2, C406.2.3.1, C406.2.4.2, C406.2.5, C406.2.12, C406.2.13.2 for 59 Credits
- * Deferred Submittal. Solar plans must be submitted and approved prior to scheduling building framing inspection.
- * Deferred Submittal: Provide Sprinkler plan to the building department prior to framing inspection for review and approval.
- * All welding to be performed by a WABO certified welder. All site welding to have special inspections. Provide special inspection reports to the building inspector.
- * Deferred Submittal: Provide Alarm plan to the building department prior to framing inspection for review and approval.
- * Septic must be inspected and approved by Island County Health Department prior to scheduling final inspection. Call 360.679.7350 to schedule.
- * A maintenance manual for the stormwater management system must be recorded prior to final drainage inspection.
- * Washington State Law requires contractors be registered. The use of unregistered contractors creates potential risk and monetary liability to the homeowner. Log onto ProtectMyHome.net for more information.
- * Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) be observed during project activities, all work in the immediate vicinity must stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the County Planning Department (360-679-7339), and the affected Tribe(s) shall be contacted immediately. If any human remains are observed, all work shall cease and the immediate area secured. Local law enforcement, the county medical examiner (360-679-7358), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the County Planning Department (360-679-7339), and the affected Tribe(s) must be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.
- * This development is expected to deed 20 feet of right-of-way to the County so that the section of ROW along Maxwellton Road meets the standards set forth in appendix D. The recording of the ROW dedication must be complete prior to final inspection and occupancy.
- * The proposed development shall not result in the diversion of surface water or create new drainage channels, increasing runoff and / or hazard to downslope properties, roads, or critical areas.
- * The geotechnical engineer of record, Palmer Geotechnical Associates, shall provide a letter of completion when the project is done stating that the site was developed in accordance with their geotechnical report per ICC 11.02.220.C
- * The Civil Engineer of record, MIG, shall provide a letter of completion when the project is done stating that the site was developed in accordance with the civil plans per ICC 11.02.220.A
- * This permit is conditioned upon strict observance of all applicable federal laws, including the Bald and Golden Eagle Protection Act. The permittee is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and/or your U.S. Fish and Wildlife Service permit. To view the National Bald Eagle Management guidelines visit the website at <https://www.fws.gov/library/collections/bald-and-golden-eagle-management>



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- * Landscaping and screening shall meet the requirements of ICC 17.03.180.P. All landscaping and screening shall be provided as shown on the approved landscaping plan, and shall be properly maintained. Dead, dying, or diseased landscaping shall be replaced immediately, or within the next growing season. Occupancy and final inspection of structures will not be permitted until a final landscaping inspection by Island County representatives is completed, at which time additional landscaping and/or fencing may be required for screening.
- * All work must adhere to the submitted site plan. No development within regulated habitat is approved.
- * Erosion and Sedimentation Control Best Management Practices shall be employed during all ground disturbing construction activities.
- * All new development and redevelopment must conform to the standards and minimum requirements set by the Ecology Stormwater Management Manual (SMM)
- * No soil or vegetation disturbing activities shall occur within any critical area or buffer unless specifically approved by Island County Planning.
- * All conditions of SPR II 081/24 must be strictly adhered to.
- * The proposed exempt activities must comply with all standard exemption environmental protection criteria pursuant to 17.02B.300.C.
- * Standard Erosion and Sedimentation Control Practices are required, as outlined in the Island County BMP Manual for Small Construction Sites
www.islandcountywa.gov/DocumentCenter/View/3859/Best-Management-Practices-Field-Manual-pdf
- * If cultural or archaeological resources are discovered all work must stop and Island County must be immediately notified at 360-679-7339.
- * All work must adhere to the submitted and approved site plan. No development within regulated habitat is approved.
- * No work is permitted within a native growth protection area, mitigation site, or other areas protected via permit conditions, conservation easements, or similar restrictive covenants.
- * The proposed exempt activities must comply with all standard exemption environmental protection criteria pursuant to 17.02B.300.C.
- * Proposed development was determined to take place outside of all critical areas and associated buffers.
- * Per LOSS Approval: The engineer or authorized representative must be at the construction site to oversee the installation and ensure that the work is performed in accordance with the approved design.
- * Per LOSS Approval: Applicant/Owner must comply with all applicable local, zoning, platting, and building requirements as they relate to sewer utilities.
- * Provide Building Owner or Authorized Agent documentation required by WSEC C103.6.
- * Provide copy of Commissioning Report to building official per WSEC C408.
- * Per LOSS Approval: Installation must be performed by an Island County Approved Installer
- * Per LOSS Approval: Prior to receiving prior approval and putting the new drainfield into service, you must pay the final inspection fee and notify the DOH office to schedule a Final Inspection of the system
- * PRIOR TO DOH FINAL INSPECTION OF LOSS: Engineer must submit the following documents to this office for review and approval.
 - a. A final operation and maintenance manual addressing all components, distribution system and treatment systems



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- * Within 60 days of construction completion, engineer must submit the following documents to the DOH office for review and approval:
Construction completion report, located on our website at: <https://doh.wa.gov/community-and-environment/wastewater-management/loss-program/loss-guidance> Stamped and signed record drawings
- * Applicant shall provide to Island County Building Department prior to Final Inspection a signed "Notice of Completion Letter" stating that the work proposed has been reviewed and completed in accordance with the approved construction drawings, the approved structural analysis, industry standards and the current International Building Code in effect at the time the building permit was issued .
- * This structure is not permitted as habitable space.
- * PER PAGE S1.1: THE FOLLOWING ARE NOT INCLUDED WITH THE BUILDING PERMIT DRAWINGS AND SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL AS A DEFERRED SUBMITTAL. SUBMITTALS SHALL BE STAMPED BY A ENGINEER LICENSED IN THE STATE OF THE PROJECT AS NOTED:
 1. OPEN-WEB STEEL JOISTS
 2. CURTAIN WALL
 3. FALL RESTRAINTS
 4. BUCKLING RESTRAINED BRACES
- * TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM. REPORTS SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
- * Provide installation manual(s) onsite for inspections. Including but not limited to Heat Pumps, Generators, Stoves, Inserts, etc. Inspections WILL NOT be done without the installation manual(s).
- * No roof penetrations allowed within roof area designated for solar panels or their pathways per IFC 1204
- * Provide special inspection report for the installation of SS Hilti KB-TZ2 per detail 2 and detail 6 page MR.2 to building official
- * Per RCW 19.260.080 An electric storage water heater, if manufactured on or after January 1, 2021, must be equipped with a modular demand response communications port.
(See full RCW for all details)

Issued By: Kari A Sanders

Owner or Authorized Agent: issued via portal **Date:** 08/12/25