



Date: December 29, 2015
To: Badger Mountain South Developers
From: City of Richland Development Services
Re: Badger Mountain South (BMS) Construction Submittal Process

Plan Submittal - To assist with a workflow process that allows for a timely review of projects, the City of Richland allows you, as the developer, to submit construction plans concurrently to the Badger Mountain South Master Plan Administrator (BMS-MPA) and the City of Richland (CoR) with the following guidelines:

- Plans submitted to the BMS-MPA can be submitted electronically, however, the CoR submittals must be in hard-copy along with all required documentation found on the CoR's website at www.ci.richland.wa.us/index.aspx?NID=222 > download the *BMS Construction Process* and either the *Residential Construction* or *Commercial Construction Application*. Residential construction I-Code requirements can be found at the above website > download the *Residential Checklist*.
- Construction plan-sets submitted to both BMS-MPA and CoR shall be duplicate plan-sets and contain, at a minimum, a plan-set name and/or number for identification.

Once the BMS-MPA reviews and approves the plans, the Master Agreement Consistency Recommendation (MACR) will be forwarded to the CoR, who upon building and zoning code review and approval of the plans, will issue the Master Agreement Consistency Determination, Level 1 (MACD Lvl 1).

Energy Star - BMS Land Use and Development Regulations (LUDR) requires all construction to achieve Energy Star compliance applicable for the year of construction. For information and application for enrollment, please visit:

- CoR Energy Services at www.ci.richland.wa.us/index.aspx?NID=180 > download *Project Initiation Form & Participation Agreement*
- Cascade Natural Gas <http://www.cngconserve.com/> > select *Apply for Rebate Now*

Green Building Compliance* must be achieved at minimum level by one of the following:

1. Built Green – as promoted by Home Builders Association > http://www.hbatc.com/for-members/built-green.html#bf_miniCal_83
2. LEED – as promoted by the US Green Building Council > www.usgbc.org.
*K-12 Schools, see LUDR 12.D.4
3. National Green Building Standards, 2008 > www.nahbgreen.org (for residential only)

For further information regarding BMS design criteria and development process, please visit the CoR website at www.ci.richland.wa.us/index.aspx?nid=592.

Badger Mountain South Master Plan Administrator contact information:

P. Dale Couture: Principal, Tahoma Design Group
T 253.284.9680 | F 253.284.9681 | C 253.677.2815
pdcouture@tahomadesigngroup.com



Badger Mountain South – Master Agreement Acknowledgement

Legal Description:

Address:

To meet the requirements of the BMS Master Agreement and Land Use and Development Regulations (LUDR), evidence of meeting the following standards must be provided:

Master Agreement - Life Safety

A Passive Purge fire sprinkler system is required. A Passive Purge sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures, and shall be a flow-through design connected to a domestic plumbing fixture, with anticipated regular use, near a remote portion of the loop. The system shall be compliant with the water utilities cross connection control program and without need of backflow prevention devices. Fire sprinkler plans are not required. An approved sprinkler system shall be installed in accordance with NFPA 13D and IRC P2904.1 and shall meet the Washington State licensing requirements for the installation of fire sprinkler systems found in RCW 18.270.

LUDR Landscape Standards - Section 11

Landscape plan shall be provided to and approved by BMS-MPA. Prior to Issuance of MACD Level 2 and Certificate of Occupancy, contact the City of Richland Development Services (CoR DS) to schedule an inspection once the landscaping has been installed.

LUDR Sustainability Standards - Section 12.C Residential / Section 12.D Commercial

- Provide passive solar gain for heating and shading protection for unwanted solar gain;
- Provide building space, conduits and roof supports for future addition of solar hot water and PV systems;
- Exterior lighting must be designed with lighting fixtures having translucent covers that eliminate glare and full cutoff features/shielding to prevent direct light from the fixture to shine beyond the property limits;
- Install either a solar hot water system or an on-demand hot water system;
- Achieve Energy Star Certification applicable for the year of construction and provide the Energy Star Certificate direct to CoR DS.
- Achieve the minimum level of green building compliance and submit the certificate direct to CoR DS. Select the green building rating system the structure will be built in compliance to:

Built Green _____ LEED Certified _____ National Green Building Standards
(Residential Construction Only) _____

I, the undersigned, acknowledge the above regulations and requirements will be installed or provided prior to issuance of the BMS-MACR Level 2 and the Certificate of Occupancy in accordance with Badger Mountain South Master Agreement and Land Use and Development Regulations.

Owner/Authorized Agent

Date