



Date: May 18, 2016
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 [Permit Applications](#). 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).

Green Building Compliance must be achieved at minimum level by meeting one of the following standards. The green building compliance certificate is required to be submitted to the CoR Development Services office prior to issuance of MACD Lvl 2 and Certificate of Occupancy:

1. [Built Green® Washington](#) – as promoted by the Home Builders Association
 - a. For self-certification compliance, select *Program Materials* > *Built Green Single Family Residence Materials*.
2. [LEED Certification](#)* – as promoted by the US Green Building Council
*K-12 Schools, see LUDR 12.D.4
3. [National Green Building Standard™](#) – ICC/ASHRAE 700 (for residential use only)
4. [Green Globes](#) – as promoted by the Green Building Initiative.
5. [Energy Star Certification](#) - City of Richland Energy Services > download *Project Initiation Form & Participation Agreement* – New Homes – NW Energy Star

For further information regarding BMS design criteria and development process, please visit the CoR website [Badger Mountain Subarea Plan](#).

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



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 and conduits 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 the minimum level of green building or Energy Star rating 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 Washington	National Green Building Standards (Residential Construction Only)
LEED Certified	Green Globes
	Energy Star Certification

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