

Project Description:

Permit Number:

BLD24-106 Alerts

Alerts

Initial Application Number: REFERENCE-24-0237

Permit Type: BLD-COM

Status: * UNDER REVIEW ▼

Process State: Technically Complete

Parent Permit: SDP24-030

Assigned To: User ▼

Fast Track: ☐

Applied for Online:

Cycle Information

Cycle Number: 3

Cycle State: Active

Cycle Start: 05/15/2025

Applicant: Haven Design Workshop

Primary Contact: Haven Design Workshop

Primary Contractor: B J C GROUP INC

Last Activity: 06/27/2025 16:09

Last Inspection Date:

Initiated:	03/12/2024	
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Submitted: 03/14/2024 Application is 519 days old

Completed: 04/05/2024 

Approved:   4 of 6 (67%) steps approved.

Ready:   \$14,898.04 paid (36%), \$26,317.45 due.

Issued: 

Finalized:   0 of 24 inspections completed.

Closed:   \$0.00 deferred fees due.

Expires: 07/07/2025 Exp Override: ☒

Site Address

Site Address: 1136 WATER ST



Verify Address and Coordinates

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Reports

Audit

Change Permit Number

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Change Permit Type

Cancel Permit

Permit #: BLD24-106

Alerts

Status: UNDER REVIEW

Contact: Haven Design Workshop

Site Address: 1136 WATER ST

Type: BLD-COM

Project Name: New 50 room Hotel

Contractor: B J C GROUP INC

PORT TOWNSEND, WA 98368

Order	Submittal	Defer	E-Plans	Checked Out	Web Upload	Version	# Doc(s)	Version Status	Received	Received On	Rec'd Req.	Accepted	Accepted On	Acc'd Req.
1	ADDITIONAL INFO - MISC	☐	☒	No	☒	1	1	In Review	☒	05/15/2025	☒	☒	05/15/2025	☒
2	GEOTECHNICAL REPORT	☐	☒	No	☒	1	1	In Review	☒	12/18/2024	☒	☒	12/19/2024	☒
3	REVISION TO PLANS	☐	☒	No	☒	1	2	In Review	☒	12/18/2024	☒	☒	12/19/2024	☒
4	DEFERRED SUBMITTAL	☐	☒	No	☒	1	1	In Review	☒	10/08/2024	☒	☒	10/08/2024	☒
5	ADDRESS APPLICATION	☐	☒	No	☒	1	1	In Review	☒	03/14/2024	☒	☒	03/14/2024	☒
6	SITE-PLAN	☐	☒	No	☒	2	1	In Review	☒	10/24/2024	☒	☒	10/25/2024	☒
7	LOT COVERAGE VS IMPERVIOUS SURFACE	☐	☒	No	☒	1	1	In Review	☒	03/14/2024	☒	☒	04/05/2024	☒
8	CONSTR-PLANS	☐	☒	No	☒	2	4	In Review	☒	10/24/2024	☒	☒	10/25/2024	☒
9	BLD-STRUCTURAL CALCULATIONS	☐	☒	No	☒	2	2	In Review	☒	10/22/2024	☒	☒	10/25/2024	☒
10	ADDITIONAL INFORMATION	☒	☒	No	☒	1	2	In Review	☒	03/14/2024	☒	☒	03/14/2024	☒

Add

Building plan review comments for: BLD24-106

1 st comments sent on:	Reviewer: Matt Logue 360-379-5058
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All comments shall be responded to in writing on this sheet and included with revised plan submittals. If you have questions regarding any comments please contact City building plan review staff.

#	Comment	Response
1	Provide a copy of the Geotechnical report for the building area.	
2	Design wind speed of 97 mph is used in analysis whereas the jurisdictional specified minimum design wind speed is 110 mph, need to revise design analysis.	
3	Design for micro-pile foundation system is not included in the design analysis, please provide the same.	
4	Calculations for Snow Drift Loads isn't included in the structural analysis, this is applicable as a minimum for areas around parapets; roof penthouse projections; access ladder hatch; any other roof projections such as RTU's etc. not shown at the present but proposed in the further on the roof; area adjoining lower and upper roofs of wall projections; decks; etc. Gravity design of the framing members need to also consider snow drift loads in their design.	
5	In the breakup of Roof Dead Loads provided on sheet 7/66 in the structural calcs, a provision for only 1.0 psf for MEP and 1.5 psf for misc is considered. These values seem low especially not knowing at this stage of construction what those MISC and MEP loads might be. Furthermore, the overall design dead load considered isn't big enough that some cushion is built into the design. So if such low value is to be used in the design and no cushion built-in then then specific details of	

	those units including their weights need to be provided to justify the lower value used or else a higher value needs to be used in the design.	
6	Please provide the location of the Grade Beam with reference to the foundation plan, design for which is shown on page 42/66 of the structural calculations.	
7	Seems like the weight of the brick veneer, which is a significant amount, isn't considered in the total design loads considered in the lateral design.	
8	Based on the Site Plan topography, site slopes north to southwards and since the finished floor elevation to the ground floor is lower than the existing grades on the North side, a retaining wall is needed. Seems like exterior building walls are not designed for retaining purposes, and the site plan seems to show a retaining wall at the North edge. Design for this wall isn't included in the design calculations, please provide the same.	
9	Notes on S-drawings needs to change as per previous comment.	
10	Since Pin Piles are chosen as a foundation system, Special Inspections for their installation is needed and hence the special inspections column in the S-notes need to change accordingly.	
11	For the Pin Piles, where are their details/specifications/design located? Various cross-sectional details on drawing S4.1 refer to some details/notes, provide specific piles details.	
12	The roof framing plan needs to show the location and magnitude of the snow drift loads calculated per earlier comment made above.	

PERMIT NOTES

Permit # BLD24-106

Site Address: 1136 WATER ST

Project Name: New 50 room Hotel

Parcel # : 989703802

Note Type	Note Code	Text	Created By	Begin Date	End Date
GENERAL		The SEPA appeal received provided an opportunity for staff to add information to the file concerning the appeal. See attached document.	SKING@CITYOF PT.US	06/11/25	
DOCUMENT LINK		Contractor added	RHILL@CITYOF PT.US	05/21/25	
GENERAL		Site Plan approved - Planning Review Complete	LSEHMEL@CITY OFPT.US	05/06/25	5/6/25
FORCE CYCLE CLOSE		Cycle review ended by Robin Hill on 04/24/2025 at 12:14	RHILL@CITYOF PT.US	04/24/25	4/24/25
		Steps that will be forwarded to next cycle PLANNING DEPARTMENT			
		Steps that are Deficient No StepsSteps that are Approved DEFERRED SUBMITTAL BUILDING DEPARTMENT ENGINEERING DEPARTMENT FIRE DEPARTMENT/FIRE MARSHAL			
REPORT		Step Deficiency Report	RHILL@CITYOF PT.US	04/24/25	
GENERAL		Permit extension per building official	RHILL@CITYOF PT.US	04/08/25	
DOCUMENT LINK		Building Permit Submittals	JMURPHY@CITYOFPT.US	01/06/25	
CYCLE STOP		[Cycle 2] Hold for completion of SEPA and CA permit (3/14/2024)	RHILL@CITYOF PT.US	01/03/25	5/14/25
DOCUMENT LINK		Approved Stamped Plans	mlogue@cityofpt.us	11/20/24	
GENERAL		PW sent notes for revision.	JKOSTECHK@CITYOFPT.US	11/20/24	
FORCE CYCLE CLOSE		Cycle review ended by Robin Hill on 10/16/2024 at 15:12	RHILL@CITYOF PT.US	10/16/24	10/16/24
		Steps that will be forwarded to next cycle DEFERRED SUBMITTAL PLANNING DEPARTMENT ENGINEERING DEPARTMENT FIRE DEPARTMENT/FIRE MARSHAL			
		Steps that are Deficient BUILDING DEPARTMENT			
		Steps that are Approved No Steps			
REPORT		Step Deficiency Report	RHILL@CITYOF PT.US	10/16/24	
DOCUMENT LINK		Permit extension per ML	RHILL@CITYOF PT.US	09/27/24	
DEFICIENCY		Plan Review Letter	mlogue@cityofpt.us	09/10/24	11/20/24

PERMIT NOTES

Note Type	Note Code	Text	Created By	Begin Date	End Date
CYCLE STOP		[Cycle 1] Comment letters have already been sent by Building and PW	RHILL@CITYOF PT.US	04/05/24	10/24/24
PZ NOTE		Lot Coverage/Imp. Surf. worksheet lists Imp. Sur. as being 103%. Per Amy w/ Haven Design, this figure as calculated with the modulated building sections being included. Long story short, lot coverage and Imp. Surfaces are 100%	jmcdonagh@cityo fpt.us	03/15/24	
GENERAL		Check impervious surface	RHILL@CITYOF PT.US	03/14/24	
HOLD		HOLD for completion of SEPA and CA permit	jmcdonagh@cityo fpt.us	03/14/24	
HOLD		Need SDP	RHILL@CITYOF PT.US	03/14/24	3/20/24
LETTER		HPC Conditions of Approval - All conditions in the letter attached on page 6 under "Decision" are part of the conditions of approval.	LSEHMEL@CITY OFPT.US	02/28/24	2/28/24
TAG		Located in a Special Height Overlay District. PTMC section 17.28 applies.	MWAY(MIG)	03/07/11	