



## GRAY ROAD FIRE RECOVERY PROCESS FOR FAMILIES WHO LOST THEIR HOMES INSIDE THE CITY LIMITS OF MEDICAL LAKE

### Cleaning up the Property

- All utilities have been turned off to the properties with total losses.
- Asbestos testing is required prior to debris removal.
- A demo permit is not required.
- Call 811 for utility locates before any digging at the property.
- Cannot use an existing foundation to rebuild the house without certification by a structural engineer.

### Starting to Rebuild

Most owners will hire contractors to rebuild, but the following is an overview of the process:

- Contact Avista to get temporary power to the property ([myavista.com](http://myavista.com))
- New houses require a building permit
  - Plumbing and mechanical are included in the building permit
  - City staff can help with site plans
  - No impact fees or system development charges
  - No fees at submittal, pay at issuance
  - Paper only, no electronic submittals
  - Review process takes approximately two weeks
- No special reviews for proximity to wetlands
- Next building code/energy code change will be March 15, 2024
- No shipping containers or RVs in the street

### Manufactured Homes

Most owners will hire contractors to rebuild, but the following is an overview of the process:

- Contact Avista to get temporary power to the property ([myavista.com](http://myavista.com))
- Permit required from Labor and Industries  
(<https://lni.wa.gov/licensing-permits/manufactured-modular-mobile-structures>)
- Permit required from the City of Medical Lake
  - A manufactured home can be placed on any of the properties as long as it is at least 24 feet wide and on a permanent foundation.

For more information, contact the Building and Planning department at 509-565-5000.



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## ACCESSORY BUILDING INFORMATION FOR A SINGLE-FAMILY RESIDENCE

### What is an accessory building?

- The house is the primary building, everything else is an accessory building.
- Examples are garages, shops, sheds, carports, gazebos, and greenhouses.

### When is a building permit needed?

- Any structures that are more than 200 square feet require a building permit.
- Even if a building permit is not needed, zoning standards must still be met.

### How many accessory buildings are allowed?

- Up to four accessory buildings are allowed
  - One attached garage, shop, or carport
  - One detached garage, shop, or carport
  - Two minor structures (shed, gazebo, greenhouse, etc.)

### What are the zoning standards?

- The maximum building coverage of all structures is 35% of the lot size
- Attached garage, shop, or carport
  - 20' garage entrance setback
  - 5' side setback
  - 15' rear setback
  - 1,200 s.f. maximum area (or 80% of living space, whichever is less)
- Detached garage, shop, or carport
  - 20' garage entrance setback
  - 5' side and rear setbacks
  - 1,000 s.f. maximum area (or 80% of living space, whichever is less)
- Minor structures
  - 15' maximum height
  - 5' side and rear setbacks
  - Not allowed in the front yard
  - 120 s.f. maximum area

For more information, contact the Building and Planning departments at 509-565-5000

To see the complete text in the municipal code, visit [http://library.municode.com/wa/medical\\_lake/codes/](http://library.municode.com/wa/medical_lake/codes/)

## Fire Demolition and Rebuilding FAQs

### Do I need a demolition permit?

A building permit to rebuild in the same footprint/location includes the scope of the demolition work. However, if you are not ready to rebuild and instead want to clean up the site or are wanting to rebuild in a different location, a separate demolition permit is **required**. Once requirements are met, permits can usually be issued immediately. The fee for demolition permits has been reduced to \$25 for wildfire affected properties.

### Can the surviving foundation be used to rebuild?

The foundation needs to be inspected and certified by a structural engineer to be kept for the rebuild. The County does not perform this type of inspection.

#### Demolition Permit Requirements Checklist:

- ❖ **Provide a Site Plan:** Show lot lines, all structures on parcel and label structure(s) to be demolished, temporary erosion and sediment controls if near a body of water.
- ❖ **Obtain an asbestos survey:** This is a Spokane Regional Clean Air Agency (SRCAA) requirement to check for the presence of asbestos. This must be done by an AHERA-certified building inspector.
- ❖ **Provide notification to Spokane Regional Clean Air Agency (SRCAA)** by filing a Notice of Intent (NOI). This can be done online by the homeowner or the contractor who conducted the survey.

See *Special Notice to Property Owners Affected by the Gray and Oregon Road Fires*. <http://bit.ly/3P2smYR>

*NOI fees are being waived, including those for emergency (fast-tracked) NOIs, for those affected by these fires.* File online: <https://bit.ly/45U2TaZ>

- ❖ Once you are ready to apply for your permit, you can do so via our online portal. **Spokane County, WA Public Portal:** <https://bit.ly/3sy5Mjn>

### Does the septic system or well need to be tested or replaced?

The Spokane Regional Health District has answers to these questions and more on their website.

#### *Wells and Septic Systems After a Fire | SRHD:*

<https://bit.ly/3L78cvA>

Or contact them at (509) 324-1560  
EXT #1 or via email to  
[liquidwaste@srhd.org](mailto:liquidwaste@srhd.org)

## **Fire Demolition and Rebuilding FAQs (Cont'd)**

### **How should debris be handled?**

Wildfire debris can contain many types of hazardous substances that can easily become airborne and inhaled, including asbestos fibers. See Spokane County Solid Waste's website for information.

*Fire Debris Disposal | Spokane County:* <https://bit.ly/3OXLojf> and *SRCAA's Special Notice to Property Owners Affected by the Gray and Oregon Road Fires.* <http://bit.ly/3P2smYR>

More information can be found on the Spokane Regional Health District wildfire rebuilding webpage.

*After a Wildfire | SRHD:* <https://bit.ly/44zahHM>

### **Can we have temporary housing on-site while the house is being rebuilt?**

Yes, it is allowed with certain conditions and limitations. Please call the Spokane County Building and Planning Office to discuss your specific temporary on-site housing situation. County Code currently regulates the types of allowable structures.

### **How long will a permit to rebuild take to process?**

We are committed to achieving a five-to-seven-day turnaround time for rebuilds that are substantially the same footprint and substantially in the same location. There may be complicating factors in some cases that take extra review time.

#### **Questions? Contact us!**

Spokane County Building and Planning  
1026 W Broadway Ave  
Spokane, WA 99260

**M-Th 7:30am – 4pm**  
**Fri 7:30am- 12pm**

P: (509) 477-3675  
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