

## Carey Certo

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**From:** Yvette Sennewald  
**Sent:** Wednesday, March 12, 2025 4:26 PM  
**To:** Carey Certo  
**Subject:** FW: CHS Tennis Court Improvement project

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**From:** Clark Vitek <[clark@theviteks.com](mailto:clark@theviteks.com)>  
**Sent:** Wednesday, January 22, 2025 11:07 AM  
**To:** Yvette Sennewald <[YSennewald@cityofcamas.us](mailto:YSennewald@cityofcamas.us)>  
**Subject:** Re: CHS Tennis Court Improvement project

Is the traffic study referenced available as public record?

The SEPA report mentions 56 weekday trips and 0 peak hour trips. This is highly suspect. Based on 8 courts, I estimate there will be at least 32 trips per 60-90 minutes during all hours of operation, and some of these will be peak hour trips. This is an attempt to avoid scrutiny and TIF. I would have commented in the SEPA period except for the fact that the "old system" didn't provide any information or a notice that it was no longer working. As such, I will bring these concerns to the CUP hearing, but I would like to review the traffic study for errors or misrepresentations first.

The only access to this commercial center is through a school parking lot.

I note also that the proposed lane width on the north side of the new structure is 15 feet, this does not meet city of camas standard for commercial fire lane access. Regardless of whether a fire lane is available on the south side, a vehicle fire or other emergency in the north parking area will not be able to be accessed except from the south side, several hundred feet away. Has the fire Marshal's office reviewed this preliminary plan? If so, I would like to inspect that review as well.

Did the applicant submit architectural review including fire/life/safety information, ability to comply with building codes for restrooms/etc. Current building code requires sprinklers or occupancy limit of 49 for non-sprinklered, or 6 month temporary structure (take down in summer months). Is any of this addressed in the application to date?

Sorry to ask so many questions, but these seem like important considerations for what is effectively a site plan application and the attachment in the portal below do not seem to have any of the details.

Thanks,

Clark

**Carey Certo**

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**From:** Yvette Sennewald  
**Sent:** Wednesday, March 12, 2025 4:28 PM  
**To:** Carey Certo  
**Subject:** FW: CHS Tennis Court Improvement project

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**From:** Clark Vitek <[clark@thevitek.com](mailto:clark@thevitek.com)>  
**Sent:** Monday, February 10, 2025 12:31 PM  
**To:** Yvette Sennewald <[YSennewald@cityofcamas.us](mailto:YSennewald@cityofcamas.us)>  
**Subject:** Re: CHS Tennis Court Improvement project

Yvette:

Thank you for your earlier communications on this project. I have a couple new concerns and suggest that the City may need to revisit its scheduling of this public hearing for reason that there are gross omissions and errors in the application that render it "not technically complete" for the purpose of going forward to a public hearing.

First issue: The language posted in the notice and on the sign does not describe the actual hours of proposed conditional usage. Hours of proposed conditional use are a critical consideration for public comment. In fact, the language posted could be interpreted by a reasonable person to imply the proposed conditional use is "outside of school hours", since most would assume the school uses its own facilities during the regular school hours. This is not my understanding of the proposed conditional use by USTA. The proposed conditional use is actually during the school day while kids are present and sharing the same access routes and facilities. The public is entitled to a full and complete understanding of the proposed hours of conditional use. I would be an error for the city to accept the application as technically complete and move to public hearing if in fact there was no information provided by the applicant on the actual proposed operational hours for conditional use.

Second Issue: With respect to the traffic impact and TIF discussion below, this is also potentially an error on the part of the city that suggests the application should be returned and the public hearing re-scheduled.

It was an error by the City to accept the traffic information provided as technically complete when it is obviously incorrect, grossly misleading, or deliberately false on the part of the applicant. The trip counts provided by the applicant to the City in its SEPA package, section 14(e) stated 54 new daily trips and zero peak hour trips. These values were picked up and repeated in the local newspaper ("Camas High School's tennis court revamp gets environmental OK from City", January 10, 2025 edition). The city should not have accepted this traffic study and moved the application forward to public hearing because the submitted values grossly differ from what would be suggested by using the ITE Trip Generation Manual, 11th Edition, Land Use Code 491, which is 3.82 net new trips per court per hour. Utilizing the ITE manual, it is likely the projected trips are 6 to 7 times higher than that reported by the applicant and now circulated in the press.

As examples I can send you: Kirkland and Lake Oswego indoor court projects both use 38.75 trips per court per day (3.2 to 3.4 per court PM peak hour). The City of Camas approved Evergreen Tennis (Camas

2013) also used the ITE manual for calculations. Based on the 10 courts of the Camas High project the basic ITE calculated number would be 38.2 new trips per **hour** of conditioned operation for the full facility, not 54 per day. This is a significant difference that the public should be entitled to understanding and not proceed to public hearing unless explained more completely or correctly by the applicant. This traffic will be driving through the high school parking lot, probably during a lot of the same hours the kids will be there. The city has a basic obligation to ensure that information put forward for public hearing is at least following industry standard calculations, or is otherwise reasonably correct so as not to project a false impression of the project's potential impact. In this case the applicant has potentially significantly minimized the traffic impact in its representations to the city and the public.

If allowed to proceed to public hearing without requiring the applicant to provide more complete information on proposed hours of operations, and complete/correct the traffic impact calculations, this may be viewed as procedural bias on the part of City Planning. The above omissions and errors are critical to providing the public an understanding of the actual proposed conditional use and being prepared to comment at the public hearing.

Thanks again,

Clark Vitek

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**From:** Clark Vitek <[clark@thevitek.com](mailto:clark@thevitek.com)>  
**Sent:** Friday, January 24, 2025 2:59 PM  
**To:** Yvette Sennewald <[YSennewald@cityofcamas.us](mailto:YSennewald@cityofcamas.us)>  
**Subject:** Re: CHS Tennis Court Improvement project

Thank you for the information and correction, for some reason I thought it was 20 ft regardless of 1 or 2 way.

Have a good weekend!

Clark

On 1/24/25 14:55, Yvette Sennewald wrote:

Hi Clark,

I have shared your questions/concerns with Engineering and Fire staff and have been informed that these items will be discussed and conditioned, if applicable, in the staff report.

Engineering staff will meet to discuss the TIA concerns and they will also discuss the fire access with the Fire Marshal's Office. Camas Design Standards Manual requires a minimum 15-foot-wide drive aisle width for one-way vehicle movements. The site plan shows a 16-foot-wide drive aisle. If the Fire Marshal wants that to be any wider, a condition will be added in the staff report.

Thank you,  
Yvette

Carey Certo

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**From:** Yvette Sennewald  
**Sent:** Wednesday, March 12, 2025 4:30 PM  
**To:** Carey Certo  
**Subject:** FW: CHS Tennis Court Improvement project

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**From:** Clark Vitek <[clark@thevitek.com](mailto:clark@thevitek.com)>  
**Sent:** Monday, February 10, 2025 4:09 PM  
**To:** Yvette Sennewald <[YSennewald@cityofcamas.us](mailto:YSennewald@cityofcamas.us)>  
**Subject:** Re: CHS Tennis Court Improvement project

Yvette

As supporting data, here is our trip count this week at Evergreen Tennis (4 courts). We have a scheduling system that gives me players names which I counted. Everyone comes in their own car, each player visit = 2 trips, one incoming and one outgoing. Weather permitting these are a typical weekday snapshot for us.

Evergreen Tennis  
(2/10/2025 – 2/14/2025,  
scheduled)

	mont	tues	wed	thurs	fri	average/day	Average/day/court	Average/hr/court
trips	212	200	244	160	180	199.2	49.8	3.86

Note that the ITE Trip Generation Manual cited below (11th edition), Land Use Code 491 provides 3.82 per court per hour.

Once the actual proposed weekday operating hours are provided by the applicant this strongly suggests using the ITE provided 3.82 per court per hour as the expected basic trip count for the USTA Camas High School 10 court project, i.e. 38 or 39 trips per hour, not 54 per day.

Clark

**Carey Certo**

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**From:** Yvette Sennewald  
**Sent:** Wednesday, March 12, 2025 4:31 PM  
**To:** Carey Certo  
**Subject:** FW: CHS Tennis Court Improvement project  
**Attachments:** kirkland\_4court.pdf; lakeoswego\_8court.pdf

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**From:** Clark Vitek <[clark@thevitek.com](mailto:clark@thevitek.com)>  
**Sent:** Monday, February 10, 2025 9:16 PM  
**To:** Yvette Sennewald <[YSennewald@cityofcamas.us](mailto:YSennewald@cityofcamas.us)>  
**Subject:** Re: CHS Tennis Court Improvement project

thanks again. Here are the Kirkland (4 court) and Lake Oswego (8 court) studies referenced (excerpts as attachments, and both from publicly available documents).

Kirkland (4 courts): 155 new daily trips, 13 during PM peak hour

Lake Oswego (8 courts): 310 new daily trips, 27 during PM peak hour

the study provided in the original application is simply not credible with respect to total new trips, and the PM peak hour claim of zero trips should be enforced with conditioned operating hours if applicant is claiming to have no trip ends due to no operations open to the public, all seasons, during the PM peak hour. This is highly doubtful claim on its own.

Clark

**DATE:** August 4, 2010

**TO:** Thang Nguyen, P.E.  
City of Kirkland

**FROM:** Chris Forster, P.E.  
TENW

**RE:** Central Park Tennis Club Four Court Tennis Building  
Trip Generation/Impact Fee Assessment  
TENW Project No. 4412

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This memorandum documents our trip generation and impact fee assessment for the proposed Central Park Tennis Club (CPTC) Four Court Tennis Building project. The Central Park Tennis Club is located at 12630 NE 59<sup>th</sup> Street in Kirkland, Washington (see **Attachment A** site vicinity map).

### ***Project Description***

The project site is located on the south side of NE 60<sup>th</sup> Street between 125<sup>th</sup> Lane NE and 128<sup>th</sup> Avenue NE. The project would consist of a new four court tennis building to be located on the southern portion of the site currently occupied by the Club's main parking area. As part of the project, the parking lot would be reconfigured and capacity increased from approximately 70 parking stalls to 105 parking stalls. In addition, the Club's main vehicular site access from 127<sup>th</sup> Avenue NE would be eliminated and replaced with a new connection to NE 60<sup>th</sup> Street via 125<sup>th</sup> Lane NE. A preliminary site plan is provided in **Attachment B**. The project is expected to be completed by summer 2011.

### ***Trip Generation***

The trip generation estimate for the proposed CPTC Four Court Tennis Building was based on the trip rates (trips per court) published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 8<sup>th</sup> edition for Land Use Code (LUC) 491 (Racquet/Tennis Club).

The weekday daily and PM peak hour trip generation associated with the proposed project are summarized in **Attachment C**. As shown in **Attachment C**, the proposed project is estimated to generate 155 new weekday daily trips, with 13 new trips occurring during the weekday PM peak hour (6 entering, 7 exiting).

The applicant requests that a concurrency test be conducted using the estimated trip generation summarized above. A concurrency application is being submitted with this memo.

the findings of the transportation analysis, and any recommended mitigations. Table 1 lists important characteristics of the study area and proposed project.

**Table 1: Key Study Area and Proposed Lake Oswego Tennis Center Characteristics**

Characteristics	Information
<b>Study Area</b>	
Number of Study Intersections	Four
Analysis Period	Weekday AM and PM Peak Hour (one hour between 7-9 AM or 4-6 PM)
<b>Proposed Tennis Center</b>	
Land Use	8 Court Indoor Tennis Facility
AM Peak Hour Project Trips	10 (5 in, 5 out)
PM Peak Hour Project Trips	27 (14 in, 13 out)
Daily Project Trips	310 (155 in, 155 out)
Access Points	Access provided via Atherton Road, approximately 150-175 feet west of Stafford Road  Emergency access provided via gravel road adjacent to north end of site, approximately 100-125 feet west of Stafford Road
<b>Other Transportation Facilities</b>	
Bicycle and Pedestrian Facilities	There are no existing on-street bike lanes in the vicinity of the proposed project.  There is an existing off-street multi-use path along both sides of Stafford Road between Atherton Drive/Rosemont Road and Overlook Drive and along the north side of Rosemont Road east of the roundabout. There are no bicycle or pedestrian facilities along Stafford Road south of Atherton Drive/Rosemont Road.  There is also an existing off-street multi-use path along the south side of Atherton Drive (adjacent to undeveloped land/farm land), connecting to curbside sidewalks on Atherton Drive in the developed/residential area east of the project site.

## Carey Certo

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**From:** Yvette Sennewald  
**Sent:** Wednesday, March 12, 2025 4:31 PM  
**To:** Carey Certo  
**Subject:** FW: CHS Tennis Court Improvement project  
**Attachments:** SchoolBoardCamasDec9.pdf

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**From:** Clark Vitek <[clark@thevitek.com](mailto:clark@thevitek.com)>  
**Sent:** Thursday, February 13, 2025 11:07 AM  
**To:** Yvette Sennewald <[YSennewald@cityofcamas.us](mailto:YSennewald@cityofcamas.us)>  
**Subject:** Re: CHS Tennis Court Improvement project

Yvette:

A couple new questions

-Has the public hearing for this project been rescheduled? Is it possible to register to get updates as an interested party in this project? I can't seem to find where the public hearing date/time is posted online.

-Is it possible to review the actual traffic study that was submitted with the SEPA application? (public record request)

-Has the fire marshal provided any initial comments/review for the CUP application? In particular applicable code, occupancy limits, and requirement for fire suppression systems (or not) in the proposed "Bubble"? (also public record request)

I am preparing written public comments to provide to the school board for their Feb 24 meeting that will include my general observations on likely traffic generation using ITE standard methodology as well as comments on fire code I believe are applicable. I would just like to ensure my comments are not in conflict with any interpretations already provided by the fire marshal office, or if somehow I am missing some consideration in their traffic study that resulted in 54 daily trips vs 38 per hour (ITE Method).

As you may know, the CUP process is being driven by district staff and McKay-Sposito and they are not obligated to bring every concern raised by the City (or others) back to the school board. However, any member of the public can submit written public comments for the full board at the next board meeting. So, this is the process we have been using to raise concerns and advocate for the school board to consider other alternatives (example earlier submission, which is public record attached to the Dec 9 school board meeting).

Thanks,

Clark Vitek



**To: Camas School Board, meeting December 9, 2024**

**From: Caryn & Clark Vitek, owners of Evergreen Tennis**

**Re: Covered Court alternative to the proposed USTA Tennis Center on Camas High School**

We oppose the proposed USTA Tennis Center on Camas High School. We do not believe that it is in the best interest of the school district, the Camas High School student athletes, or the Camas community residents.

The approved motion by the board at its July 22, 2024 general meeting was to “approve the facility use and management agreement with USTA, as submitted.” Due to significant deficiencies identified in the agreement, including no actual defined shared use between the high school and the USTA, we ask the board to open up its directive to staff to investigate other alternatives for repairing and covering the tennis courts, including options that do not require a long term use and management agreement with the USTA PNW.

1. The proposed USTA PNW Tennis Center is a **complex and costly** solution to providing covered tennis courts that would require **significant site improvements that can be avoided**: these include fire suppression sprinklers, new restrooms and office building, a conditional use permit from the city, additional parking lot and driveway construction, and associated traffic impact fees.
2. A public tennis center will conduct business on top of school hours, introducing more traffic and parking conflicts. For security reasons, school campuses are generally not open to the public for business. The Camas community did not pass school bonds with tax-payer funds for the purpose of transferring school property use to an outside vendor’s control.
3. Camas High School will want Varsity, JV, and C-Team to practice and hold all matches on the courts. This is going to conflict with USTA PNW envisioned afternoon programs. The shared use of a tennis center between the USTA and the school is incompatible.
4. We advocate for the school to build its own **pavilion court cover** providing weather protection over the outdoor courts. A pavilion will not require new site development, it can be installed at less cost than a tennis center, it will provide unrestricted use for the school athletes, it avoids the pandemonium of a tennis center on top of the school, it allows the Camas community to still have free access to the outdoor courts during non-school days, as it does now. Most importantly, the school retains full control over the use of the school property.
5. The pavilion can be **multi-use** for a variety of athletics, PE programs and school events. Outside of school days, the pavilion could be offered for rental for tournaments, camps and events, generating recurring revenue to the District.
6. We believe resurfacing the existing tennis courts is possible without entirely reconstructing them and starting over as proposed by USTA PNW. The cracks are extensive, but appear to be thermal and not structural. The district should seek bids to repair the cracks, seal and resurface the courts.

Based on the above concerns, we ask the School Board to re-consider its decision to proceed with building a USTA PNW tennis center on the Camas High School campus. We encourage the School Board to investigate a simpler outdoor pavilion court cover that could achieve the goal of covered courts, while preserving maximum control over opportunities for the school’s present and future use.

**Carey Certo**

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**From:** Yvette Sennewald  
**Sent:** Wednesday, March 12, 2025 4:33 PM  
**To:** Carey Certo  
**Subject:** FW: CHS Tennis Court Improvement project  
**Attachments:** School\_Board\_Feb24\_Vitek.pdf

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**From:** Clark Vitek <[clark@thevitek.com](mailto:clark@thevitek.com)>  
**Sent:** Friday, February 21, 2025 12:04 PM  
**To:** Yvette Sennewald <[YSennewald@cityofcamas.us](mailto:YSennewald@cityofcamas.us)>  
**Subject:** Re: CHS Tennis Court Improvement project

Yvette:

Please see attached information we shared as public comment to the Camas School Board for February 24 meeting and share with engineering as information related to this CUP.

In addition to the attached comments, I would like to add some details with respect to TIF calculation:

The applicant's study submitted showed 27 PM Peak Hour trips for 4 courts, which could be expected to scale to 68 PM Peak hour trips for the 10 court project proposed (8 tennis and 2 pickleball). It should be noted that the study was conducted during summer break for the schools (August 12, 2024), so the claim that no PM peak hour trips would be introduced at the High School due to school use from 3-6 PM would be invalid. In fact, the school's tennis season only runs about 4 months per year, so the claim of "no PM Peak hour trips" due to school use 3 PM - 6 PM would be not valid for 8 of 12 months. The suggestion that undercover courts have credits for existing PM Peak hour trips is also invalid because the courts are not generally used by the public (it is not a park) and all-weather year round operations is a use change from current use during good weather only. In summary, The proposal to cover the courts and operate year round as a commercial center will certainly generate some new PM Peak hour trips compared to existing conditions.

I will check the portal periodically for a revised/updated traffic impact statement. Are we certain that any new documents loaded will now be viewable by the public?

The concern is that if they wish to revise their application materials before the public hearing, the revised submissions may not be viewable by the public as was the case for the original application materials (resolved on Feb 13). I am concerned even if checking regularly, I may not be able to see if anything new is uploaded.

Thanks,

Clark Vitek



February 21, 2025

**To: Camas School Board, Superintendent John Anzalone and Jasen McEathron**

**From: Clark and Caryn Vitek, Evergreen Tennis**

**Re: Opposition to the proposed USTA PNW Tennis Center at Camas High School**

We have reviewed the application for Conditional Use Permit (CUP) filed by the district on October 1, 2024. The proposal to operate as a public tennis center is not in the best interest of the district or student athletes. In addition to the written comments provided at the December and January general meetings, here are two new concerns specific to the CUP application:

**1. Traffic Impact:** The submitted Traffic Impact Statement (page 4 Analysis Findings) contains the following: *"The facility will be closed to the general public during school hours. The regular school bell time is scheduled between 8:45 AM - 3:15 PM, noting the school's tennis programs may continue using the facilities through 6:00 PM."* As a result of these restricted hours, the traffic impact was stated to be "56 new trips per day and none during the PM peak hour (5-6 PM)". This calculation assumes trips generated only after 6 PM and before 8 AM year round. We note that if the facility is opened to the public during the school day in the future, Table 3 of the District's commissioned study would calculate up to **545 new trips per day, almost 10 times higher than previously stated.** We believe the school board and our community should fully understand the potential for increased traffic that commercial operations on the High School campus could introduce. If the proposed tennis center is intended to be open during school hours, the school board, the city, and the public should be made aware of this impact.

**2. Site Plan eliminates key spectator areas:** The proposed site plan shows a "bubble" 125 ft wide. The existing outdoor courts configuration is 120 ft wide with a chain link fence and bleachers outside the fence. **The "bubble" will eliminate any spectator viewing area outside the courts.** During high school matches the teammates, coaches, students, and parents all watch matches from outside the courts and on the bleachers. This will no longer be possible and will degrade the competitive experience. Student-athletes can no longer learn by watching teammates compete, coaches cannot watch individual matches, and parents cannot watch their own kid's court directly. By contrast, a pavilion-style cover would preserve and enhance the existing spectator opportunities with open viewing around all of the courts.

We ask the school board to rescind its July 22, 2024 approval of a 30-year operating contract for a commercial tennis center on the high school campus. Instead, we encourage the board to consider the alternative of covering the courts with a pavilion-style cover. The district should retain full control over school property for school use, without the site work, utilities, new parking and infrastructure required to support commercial use.

Thank you,



Caryn Vitek

Caryn and Clark Vitek, Owners  
Evergreen Tennis

## Carey Certo

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**From:** Yvette Sennewald  
**Sent:** Wednesday, March 12, 2025 4:34 PM  
**To:** Carey Certo  
**Subject:** FW: CUP24-1001 additional comments  
**Attachments:** Evergreen Tennis Submittal - Final - 07-23-13\_Code\_Review.pdf

-----Original Message-----

From: Clark Vitek <clark@theviteks.com>  
Sent: Wednesday, March 5, 2025 11:19 AM  
To: Yvette Sennewald <YSennewald@cityofcamas.us>  
Subject: Re: CUP24-1001 additional comments

Yvette

To illustrate the concern below, attached is the code review submitted with our preliminary site plan application in 2013 (Quamash - now Evergreen Tennis).

I understand this is at the development director's discretion to require architectural review by a qualified architect. But, if sometimes required for type 1 or 2 decisions, it would seem especially important on a conditional use type III application. The reason is that the public needs to fully understand what is actually being proposed in terms of use and occupancy, and it makes no sense to put forward a plan for public comment and scheduled hearing including a proposed structure that may not be capable of compliance with the building code in regard to planned occupancy and use. The applicant may find they need to change the size or shape, or construction type, or limit to 6 months seasonal use for the year. Seasonal use is common for "bubble" structures to be classified as "temporary" IBC structures. Or, arch review may reveal that they may need more restrooms and another larger building to accommodate the conditional use. So, these details matter for a type III application, and therefore the applicant should be required to submit an architectural review clearly describing the planned paths for compliance with IBC for their the 50,000+ square foot structure, just as was required in 2013 for our structures of less than half that size and on a Type 2 decision (reference PA13-18, page 4 "A code analysis and plans shall be prepared by an architect licensed by the State of Washington").

Thanks,  
Clark Vitek

On 2/27/25 12:49, Clark Vitek wrote:

Yvette

In addition to comments already provided regarding applicant's traffic impact statement I would like to add the following comments to the record

In the project narrative, the applicant did not provide sufficient technical information to address expected building and fire code compliance of the proposed air supported structure.

Typically, the City would require a statement in the narrative to address expected building and fire code compliance for a proposed new (in this case 56,000 square foot) structure.

The narrative should have addressed the following specific IBC topics:

(chapter references are to the IBC)

Building Occupancy Classification- Chapter 3 including anticipated Occupant Load (from chapter 3), egress components width, exit and exit doorways, exit access travel distance

Allowable Heights and Areas - Chapter 5, including consideration for occupancy type and occupant load, construction type, automated fire protection systems (or not)

Type of Construction - Chapter 6

Plumbing Systems - Chapter 29 (based on occupant load from Chapter 3)

The above are related concerns to the traffic impact statement because the application is vague with regard to the actual hours of proposed conditional use and the occupancy type and anticipated occupant load of the structure during times of proposed conditional use. The traffic impact statement suggests the structure will only be used after 6 PM for example, but elsewhere in the narrative it is suggested that the structure will be used at times not in use by the school. The applicant's proposal and willingness to add 41 parking spaces is not consistent with the statement that the structure will only be used at times not in use by the school, because at these times the school's existing parking lot would be almost 100% empty.

Lacking any consistent details on the proposed hours and occupancy of the proposed conditional use, it is impossible to expect the public has been sufficiently informed about this project to comment at public hearing later this month.

The applicant should be required to submit a proper architectural review of the proposed structure addressing all IBC, occupancy, occupant load, plumbing and/or fire code requirements, signed by a registered architect in the state of Washington.

This design review should be made available for public review and comment along with any revised traffic impact statement for a period sufficient for public review prior to hearing.

Sincerely,

Clark Vitek

Evergreen Tennis Facility – Camas, WA

23 July 2013

Building Code Check:

Date: **23 July 2013.** by: **Mark D DiLoreto, AIA**Code Used: **2012 IBC with 07/01/13  
Washington Amendments.****FOUR COURT STRUCTURE – 25,920 Sq. Ft.**

Proposed building –  
 Structure: non-combustible steel  
 Skin: non-combustible Membrane Fabric

**Building Occupancy Classification – Chapter 3**

Section 303.4 – Page 41

Assembly Group A-3 – Indoor Tennis Courts (without spectator seating)

Section 303.1.1 – Page 41

Small Buildings and Tenant Spaces

A building... used for assembly purposes with an *occupant load* of less than 50 persons shall be classified as a Group B occupancy.

**Use Business Group B Use and Occupancy****Type of Construction – Chapter 6**

Proposed Type: IIB - Section 602.2 – Page 107

...Building Elements listed in Table 601 are of noncombustible materials, except as permitted in section 603 and elsewhere in the code.

Table 601 – Fire Resistance rating requirements for building elements (hours) – Page 107

All elements of Type IIB have “0” hours requirement.

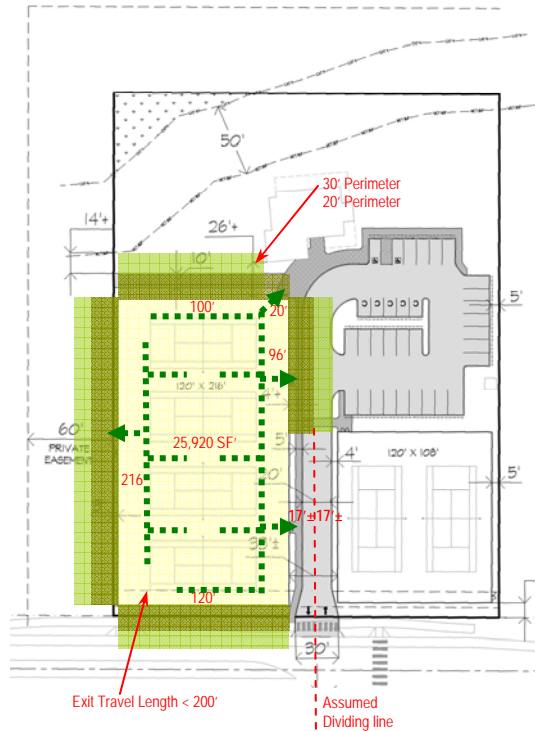
**Use Type IIB Construction****Allowable Heights and Area – Chapter 5**

Proposed Area: 25,920 square feet.

Table 503 – Page 96 Allowable Building Heights and Areas

Group B Type IIB: 3 stories and 23,000 square feet

Area Modification (Section 506.1):



Equation 5-1 506.1 – Page 98

**Area = Allowable Area + Allowable Area x Increase due to Frontage\***

$$23,000 + (23,000 * 0.57) = 36,222.70 \text{ sf allowed} > \text{Proposed } 25,920 \checkmark$$

\*Equation 5-2 506.2.1 – Area Increase due to Frontage – Page 98

(Perimeter Frontage greater than 20 feet/Full Perimeter)-0.25)/(Width<sup>‡</sup>/30)  
(maximum 1)

$$((552/672) - 0.25) / (29.82/30) = 0.57$$

Proposed Building Perimeter: (2x120)+(2x216) = 672 linear feet

Frontage Width ≥ 30 feet on the North Façade: 100'

Frontage Width = 25 feet on the North Façade: 20'

Frontage Width ≥ 20 & 30 feet on East Façade: 96'

Frontage ≥ 20 feet: S, W, N, & Partial E Facades: 120+216+120+96 = 552'

Frontage ≥ 30 feet: S, W, & Partial N & E Facades: 120+216+100+96 = 552'

‡ Equation 5-3 506.2.1 – Weighted Average Width of Open Space – Page 98

(Length 1 x Open Space Width 1 + Length 2 x Open Space Width 2)/ Perimeter Frontage greater than 20 feet

$$\text{Width} = ((652 * 30) + (20 * 25)) / 552 = 29.82$$

**Proposed Area of 25,920 Square Feet is Allowed with Frontage Increase**

Table 602 - Fire Resistance for Exterior Walls Based Upon Fire Separation Distance – Page 108

For Walls  $\geq$  10 feet Fire Separation, Occupancy Group B, Construction Type IIB, allows 0 Fire Resistance Rating. This structure has 10' or greater fire separation on all sides.

**Exterior Walls Require 0 Hour Fire Resistance**

Table 705.8 - Maximum area of exterior wall openings based upon fire separation distance and degree of opening protection. – Page 116

South, West, North, and East Sides which have 30 feet or greater fire separation are allowed **unlimited** opening of the façade area in unprotected, non-sprinklered structures.

North Side that has 25 to less than 30 feet fire separation is allowed **70%** opening of the façade area in an unprotected, non-sprinklered structure.

East Side that has 15 feet to less than 20 feet fire separation is allowed **25%** opening of the façade area in an unprotected, non-sprinklered structure

**Means of Egress**

Occupant Load – From Section 303.1.1 – Page 41 - Assumed 49 occupants

Also 1004.1.2 –Exception: “Where approved by the building official, the actual number of occupant for whom each occupied space, floor, or building is designed, although less than those determined by calculation shall be permitted to be used in the determination of the design occupant load.

**Egress Components Width – 1005.3.2 – Page 242**

0.2" per occupant:  $0.2 \times 49 = 10''$ - other factors control.

**Exit and Exit Doorways – 1015 – Page 262**

1015.1 – Two exits or exit access doorways from any space shall be provided.

Exception Table 1015.1 – Occupancy B – Maximum occupant load- - 49.

Only one exit is required due to occupant load...

**Table 1016.2 Exit Access Travel Distance**

Occupancy Group B – Unsprinklered = 200'

**Maximum Length of Egress Travel = 200'**  
**Proposed Maximum Length: 130'**  
**Proposed Number of Exits: 4**



**Chapter 29 – Plumbing Systems - Page 547****Table 2902.1 (Washington Amendments) Min. Number of Required Plumbing Fixtures**

Occupant Load – From Section 303.1.1 – Page 41 - Assumed **49** occupants

Also 1004.1.2 –Exception: “Where approved by the building official, the actual number of occupant for whom each occupied space, floor, or building is designed, although less than those determined by calculation shall be permitted to be used in the determination of the design occupant load.

**2902.1 Minimum Number of Fixtures – Page 547 (Washington Amendments)**

... Types of occupancies not shown in Table 2902.1 shall be determined individually by the *Building Official* based on the occupancy which most nearly resembles the proposed occupancy.

Occupancy A-3 – Gymnasiums (Male - 1/125; Female 1/65)

Assumed 49 Occupants: 25 Men and 25 Women

<b>Minimum Toilet Fixtures This Structure: Male 1; Female 1</b>
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**2902.3.2 Location of toilet facilities in occupancies other than malls**

In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be locate in each building not more than one story above or below the space required to be provided with toilet facility, or conveniently in a building adjacent thereto on the same property, and the path of travel to such faculties shall not exceed a distance of 500 feet.

<b>Toilet Facilities to be housed on site in the renovated existing structure</b>
---

**TWO COURT STRUCTURE – 12,960 Sq. Ft.**

Proposed building –

Structure: non-combustible steel

Skin: non-combustible Membrane Fabric

**Building Occupancy Classification – Chapter 3**

Section 303.4 – Page 41

Assembly Group A-3 – Indoor Tennis Courts (without spectator seating)

Section 303.1.1 – Page 41

Small Buildings and Tenant Spaces

A building... used for assembly purposes with an *occupant load* of less than 50 persons shall be classified as a Group B occupancy.

**Use Business Group B Use and Occupancy****Type of Construction – Chapter 6**

Proposed Type: IIB - Section 602.2 – Page 107

...Building Elements listed in Table 601 are of noncombustible materials, except as permitted in section 603 and elsewhere in the code.

Table 601 – Fire Resistance rating requirements for building elements (hours) – Page 107

All elements of Type IIB have “0” hours requirement.

**Use Type IIB Construction****Allowable Heights and Area – Chapter 5**

Proposed Area: 12,960 square feet

Table 503 – Page 96 Allowable Building Heights and Areas

Group B Type IIB: 3 stories and 23,000 square feet

**Area Modification (Section 506.1): Not Required.**

**Proposed Area of 12,960 Square Feet Is Allowed**

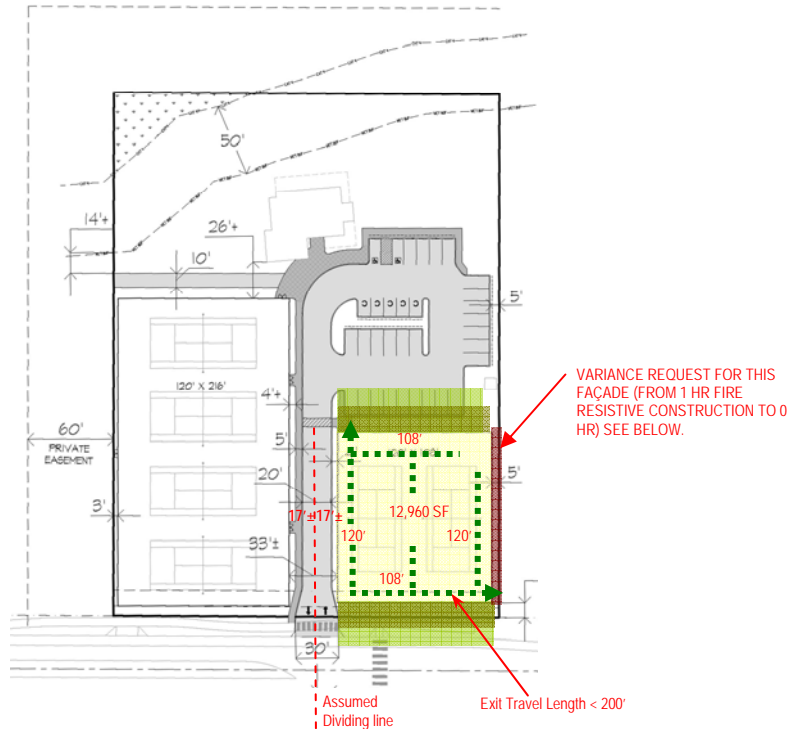


Table 602 - Fire Resistance for Exterior Walls Based Upon Fire Separation Distance – Page 108

For Walls ≥ 10 feet Fire Separation, Occupancy Group B, Construction Type IIB, allows 0 Fire Resistance Rating. This structure has 10' or greater fire separation South, West and North sides. 5' fire separation on East Side requires 1 hour Fire Resistance Rating.

**South, West and North Exterior Walls Require 0 Hour Fire Resistance**

**Request Variance for East Side from 1 Hour to 0 Hour Fire Resistance Requirement:**  
 Because: the structure and covering are non-combustible and because the Court Cover Material is non-flammable, self-extinguishing per NFP 701;  
 Because: the material is self extinguishing, they serve the same purpose in the unlikely event of a fire sourced inside or outside the building;  
**Because: The building materials will not contribute to the spread of the fire, and will serve as a potential 120 foot fire break (concrete and pavement) to help contain and limit the spread of the outside fire source.**

Table 705.8 - Maximum area of exterior wall openings based upon fire separation distance and degree of opening protection. – Page 116

South and North Sides which have 30 feet or greater fire separation are allowed **unlimited** opening of the façade area in unprotected, non-sprinklered structures.

West Side that has 15 feet to less than 20 feet fire separation is allowed **25%** opening of the façade area in an unprotected, non-sprinklered structure

East Side that has 5 feet to less than 10 feet fire separation is allowed **10%** opening of the façade area in an unprotected, non-sprinklered structure.

Means of Egress

Occupant Load – From Section 303.1.1 – Page 41 - Assumed 49 occupants

Also 1004.1.2 –Exception: “Where approved by the building official, the actual number of occupant for whom each occupied space, floor, or building is designed, although less than those determined by calculation shall be permitted to be used in the determination of the design occupant load.

Egress Components Width – 1005.3.2 – Page 242

0.2” per occupant:  $0.2 \times 49 = 10''$ - other factors control.

Exit and Exit Doorways – 1015 – Page 262

1015.1 – Two exits or exit access doorways from any space shall be provided.

Exception Table 1015.1 – Occupancy B – Maximum occupant load - 49.

Only one exit is required due to occupant load...

Table 1016.2 Exit Access Travel Distance

Occupancy Group B – Unsprinklered = 200'

**Maximum Length of Egress Travel = 200'**  
**Proposed Maximum Length: 115'**  
**Proposed Number of Exits: 2**

**Chapter 29 – Plumbing Systems - Page 547****Table 2902.1 (Washington Amendments) Min. Number of Required Plumbing Fixtures**

Occupant Load – From Section 303.1.1 – Page 41 - Assumed **49** occupants

Also 1004.1.2 –Exception: “Where approved by the building official, the actual number of occupant for whom each occupied space, floor, or building is designed, although less than those determined by calculation shall be permitted to be used in the determination of the design occupant load.

**2902.1 Minimum Number of Fixtures – Page 547 (Washington Amendments)**

... Types of occupancies not shown in Table 2902.1 shall be determined individually by the *Building Official* based on the occupancy which most nearly resembles the proposed occupancy.

Occupancy A-3 – Gymnasiums (Male - 1/125; Female 1/65)

Assumed 49 Occupants: 25 Men and 25 Women

<b>Minimum Toilet Fixtures This Structure: Male 1; Female 1</b>
---

**2902.3.2 Location of toilet facilities in occupancies other than malls**

In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be locate in each building not more than one story above or below the space required to be provided with toilet facility, or conveniently in a building adjacent thereto on the same property, and the path of travel to such faculties shall not exceed a distance of 500 feet.

<b>Toilet Facilities to be housed on site in the renovated existing structure</b>
---

**EXISTING STRUCTURE – 2,904 Sq. Ft.**

Existing building – First Floor: 2,054 sq.ft.  
 Second Floor: 850 sq. ft.

**Building Occupancy Classification – Chapter 3**

Section 304 – Page 42

Business Group B – Professional Services (Tennis Court Management, Lockers, Small Retail Area)

**Use Business Group B Use and Occupancy****Type of Construction – Chapter 6**

Existing Type: VB - Section 602.5 – Page 109

Construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

Table 601 – Fire Resistance rating requirements for building elements (hours) – Page 107  
 All elements of Type VB have “0” hours requirement.

**Type VB Construction****Allowable Heights and Area – Chapter 5**

Existing Area: 2 Stories 2,904 total square feet

Table 503 – Page 96 Allowable Building Heights and Areas

Group B Type VB: 2 stories and 9,000 square feet

**Area Modification (Section 506.1): Not Required.**

**Existing Area of 2,904 Square Feet and 2 Stories Is Allowed**

**Table 602 - Fire Resistance for Exterior Walls Based Upon Fire Separation Distance – Page 108**

For Walls  $\geq$  10 feet Fire Separation, Occupancy Group B, Construction Type VB, allows 0 Fire Resistance Rating. This structure has 10' or greater fire separation on all sides.

**Exterior Walls Require 0 Hour Fire Resistance**

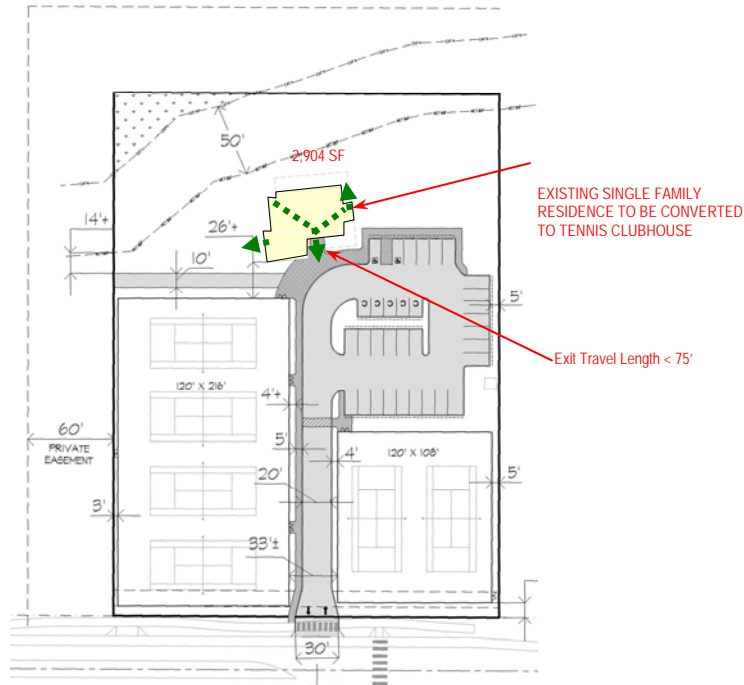


Table 705.8 - Maximum area of exterior wall openings based upon fire separation distance and degree of opening protection. – Page 116

South, West, North, and East Sides which have 30 feet or greater fire separation are allowed **unlimited** opening of the façade area in unprotected, non-sprinklered structures.

South Side that has 25 to less than 30 feet fire separation is allowed **70%** opening of the façade area in an unprotected, non-sprinklered structure.

**Means of Egress**

Occupant Load – Table 1004.1.2 – Page 241 – Business Areas – 100 gross

Upper Floor 850/100 = 8.5 (9 occupants)

Lower Floor 2,054/100 = 20.5 (21 occupants)

30 occupants total

**Egress Components Width – 1005.3.2 – Page 242**

0.2" per occupant: 0.2\*30=6"- other factors control.

**Exit and Exit Doorways – 1015 – Page 262**

1015.1 – Two exits or exit access doorways from any space shall be provided.

Exception Table 1015.1 – Occupancy B – Maximum occupant load- - 49.

Only one exit is required due to occupant load...

Table 1021.2 (2) - Stories with one exit or access to one exit for other occupancies  
 Second Story – Occupancy B Maximum 29 occupants and 75 feet maximum exit  
 access travel distance. Proposed 9 occupants and 65' max. travel distance

**Upper Floor Only Requires One Exit**

First Story (2) Occupancy B Maximum 49 occupants and 75 feet maximum exit  
 access travel distance. Proposed 30 (upper and lower combined) occupants and  
 50' max. travel distance

**Lower Floor Only Requires One Exit**  
**Proposed Maximum Length: 65'**  
**Proposed Number of Exits: 3**

### Chapter 29 – Plumbing Systems - Page 547

Table 2902.1 (Washington Amendments) Min. Number of Required Plumbing Fixtures

Occupant Load – From Table 1004.1.2– Page 41 - **30** occupants

2902.1 Minimum Number of Fixtures – Page 547 (Washington Amendments)

Occupancy B – Business (Male/Female – 1 per 25 for first 50 and 1 per 50 for the  
 remainder exceeding 50.

30 Occupants: 15 Men and 15 Women

**Minimum Toilet Fixtures This Structure: Male 1; Female 1**

2902.3.2 Location of toilet facilities in occupancies other than malls

In occupancies other than covered and open mall buildings, the required  
 public and employee toilet facilities shall be locate in each building not more  
 than one story above or below the space required to be provided with toilet  
 facility, or conveniently in a building adjacent thereto on the same property,  
and the path of travel to such faculties shall not exceed a distance of 500  
feet.

**Toilet Facilities to be housed on site in the renovated existing structure**