

Local Fire Districts (continued)

- Blocked hydrants, standpipes, fire lanes
- Inadequate emergency vehicle access to property improvements
- Gas leaks
- Burn permits

**City of Spokane
625-6083**

- Solid Waste in all areas of the County call 456-7403

Cities and Towns

Individuals Cities and towns in the County should be contacted for issues not addressed above that lie within the corporate limits of the City or Town.

Airway Heights.....	244-5578
Cheney.....	235-7211
Deer Park.....	276-8802
Fairfield.....	283-2414
Latah.....	286-3471
Medical Lake.....	299-7712
Millwood.....	924-0960
Rockford.....	291-4716
Spangle.....	245-3260
Waverly.....	283-4122

Introduction

We are all part of a larger community. The activities we pursue may affect others. Our actions can enhance or degrade the property and lives of our neighbors. Often violations of development and other county regulations are simply a matter of not knowing the rules. A polite and neighborly “heads up” to a uninformed property owner many times will end a problem. When it doesn’t, it may be necessary to file a formal written complaint with the proper government agency of jurisdiction. Discovering who is responsible to investigate a specific question or issue may take some effort. This guide is intended to help in that effort.

Building & Planning Compliance Responsibilities

The Department of Building and Planning encompasses a broad range of responsibilities. Although not always immediately obvious, the common threads that tie our enforcement activities together are the construction, use, occupancy and maintenance of buildings and structures *within the unincorporated areas of Spokane County*, and grading activity on private properties. Our efforts are directed towards safeguarding life, health, and safety, and protecting the public welfare by assuring that the minimum standards set forth in the codes are effectively applied within the County.

**Common Issues for which Building & Code Enforcement will Provide Assistance
477-3675**

No Permit for:

- Construction
- Changing the use of existing buildings
- Alterations and Additions
- Re-roofing/siding/window replacement
- Mechanical (Heating/AC)
- Plumbing
- Fire sprinklers/alarms
- Demolition
- Grading
- Cutting & filling of a site
- Mobile home replacement
- Tent Structures
- Temporary structures
- Construction of private roads and driveways
- Signs
- Fences over 6 feet in height
- Storage tanks
- Towers
- Storage shed over 120 sq. ft.
- Spray Painting booths

Other:

- Failure to construct a permitted project in accordance with approved plans.
- Erosion of soils onto public property
- Timber Harvest for Conversion of land use
- Dangerous, vacant or abandoned buildings
- Site clean-up after fire or demolition
- Unsecured in-ground swimming pools and above ground pools over 5,000 gallons in size.
- Smoking area designation within eating establishments
- Incorrect or missing property addressing
- Use and occupancy of a building without permits or an approved final inspection
- Code violations: mechanical plumbing, fire, building, energy codes
- Failure to maintain landscaping or stormwater containment features required as part of a building permit
- Adult entertainment facilities and licensing
- Unauthorized use or occupancy of buildings or structures

**WA State Dept. of Labor & Industries
509-324-2600**

- Electrical work without permits
- Electrical hazards
- Elevator certifications/inspection
- Factory assembled homes
- Interior or structural modifications to mobile homes
- Contractor licensing and bonding
- Workplace safety
- Boiler inspection

**WA State Liquor Control Board
888-838-3956**

- Licensing of bars and retail liquor outlets
- Proximity to schools, churches, etc.

**WA State Dept. of Natural Resources
509-684-7484
Fires — 1-800-562-6010**

- Timber Harvest and Forest Management
- Logging road construction
- Chemical applications to forest lands
- Protection of streams, wetlands, watersheds
- Fires on forest and range lands

**Local Fire Districts
(See your local phone directory)
Emergencies — 911**

- Hazardous wastes, chemical spills, explosives
- Vacant, unsecured buildings
- Improperly maintained exits, exit lights, fire extinguishers, sprinklers, and alarms

Spokane County Sheriff's Office
Crime Check 509-456-2233
Emergencies—911

- Violent or illegal conduct and behavior
- Excessive noise or commotion at inappropriate times/locations
- Property damage (arson, graffiti, intentional destruction)
- Drug houses, methadone labs, sale, possession, manufacturing
- Auto chop shops
- Prostitution, lewd behavior, pornography

WA State Department of Ecology
509-456-2926

- Water rights, diversion, extraction
- Community wells and water systems
- Water quality issues for streams, rivers, lakes and wetlands

WA State Department Social & Health Services
1-800-562-6078 (Complaints)
1-800-902-8400 (General Information)

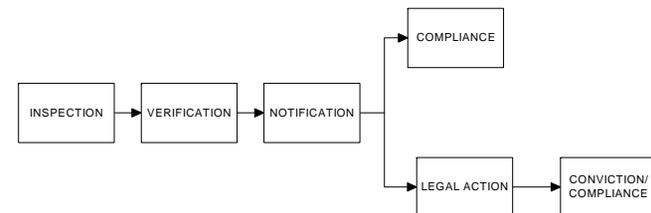
- License/monitor Adult Care Homes
- License/monitor Day Care Facilities
- Boarding Homes
- Nursing Homes
- Child Protective Services (363-3333)
- Adult Protective Services (363-9400)

How do I Register a Complaint?

With the exception of unsafe or dangerous buildings or structures, if you feel an alleged activity is appropriate for investigation by our Department, you must provide us with a signed complaint either by letter or on a completed form available from our office. Written complaints must include an address or other identification, owner's name (if known), and a complete description of your concern. You must include your name, address and phone number together with a request for confidentiality if you feel your personal safety or property would be endangered by disclosure of your identity. Anonymous or phoned complaints can not be acted upon unless an immediate life safety issue is present.

What Happens After a Complaint is Filed?

Once a complaint is received in our office it is reviewed for appropriateness and adequacy of information. Issues must be inside Spokane County and outside the city limits of Spokane or other incorporated areas. A quick background check is conducted. Inappropriate complaints are discarded, returned to the complainant or forwarded to the correct agency. A sequence of actions then occurs:



Initial action on a complaint will normally begin within 2 or 3 days. An inspection of the site will occur within 5 working days. Resolutions however, can take weeks, months and sometimes longer depending on the complexity and legal ramifications involved.

Other Agencies Handling Complaints

Many complaints we receive are actually handled by other agencies. A summary of common complaint topics and agencies that may be able to answer questions or conduct investigations is provided below:

Spokane County Animal Control **509-477-2535**

- Loose, abandoned, abused, neglected domestic animals
- Unlicensed pets
- Barking, aggressive, dangerous/pets
- Confined wild animals without permits

Spokane County Air Pollution Control **509-477-4727** **www.scapca.org**

- Emission of contaminants to the air (fiberglassing operations, toxics, etc.)
- Dust (construction, sandblasting, tracking dirt onto paved roads, etc.)
- Smoke (woodstoves, outdoor burning, field burning, incinerators, etc.)
- Odors (fumes, commercial composting, etc.)
- Renovation, demolition and asbestos
- Spray painting

Spokane County Division of Engineering & Roads **509-477-3600**

- Abandoned vehicles, junk, weeds, signage, blocked visibility in road right-of-ways
- Public sidewalks
- Road hazards, potholes, ice and snow
- Road killed animals

Spokane County Division of Engineering & Roads **509-477-3600**

- Abandoned vehicles, junk, weeds, signage, blocked visibility in road right-of-ways
- Public sidewalks
- Road hazards, potholes, ice and snow
- Road killed animals
- Traffic signage and devices
- Stormwater run-off issues, drywells
- Floodplain issues
- Encroachments onto public roads
- Culverts within roadways, ditches
- Moving permits for structures over public roads
- General road maintenance issues

Spokane County Regional Health **509-324-1560**

- Illegal dumping, burial, or accumulation of trash/waste materials
- Private sewage disposal
- Temporary toilets
- Food handling and preparation, restaurant inspection
- Rodent and insect infestations
- Lead paint
- Private wells and water supplies
- School inspections