



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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2015 International Residential Code-Permits Required

No building or structure, electrical, mechanical, plumbing system shall be installed, constructed, enlarged, altered, changed occupancy, repaired, moved, removed, converted, demolished, replace, changed, without first making application and obtaining a permit. Permits related to, but not limited to; clearing and grading, critical area encroachment, land use development, shoreline development, flood development, and Ebey's Landing Historical Reserve might also be required.

Please note that being exempt from a building permit does not mean you are exempt from another form of a permit as listed above or from other requirements such as setbacks from property lines, roads, drain fields, etc.

Examples of Permit Required

- A. Garages / Carports / Pole Buildings / Storage Containers
- B. Decks, porches, covered or uncovered
- C. Gazebos over 200 sq ft
- D. Dock repairs and additions
- E. Exterior doors, Windows and Skylights
- F. Electrical circuits and service (consult Labor & Industries)
- G. In-ground or above ground prefabricated pools over 2 ft deep
- H. Fireplaces, wood-burning stoves and inserts
- I. Home-business conversions
- J. Interior remodels/All additions to any structures
- K. Detached guest cottage/attached accessory dwelling unit
- L. Furnaces
- M. Water Heaters(Manufactured Homes L&I)
- N. New hose bibs or drinking fountains
- O. Irrigation systems
- P. Gas piping / tanks
- Q. Rockeries/retaining walls over 4 ft in height
- R. Garage conversions
- S. Wave preventing Bulkheads
- T. Spas, saunas, or hot tubs
- U. Re-roof involving structural elements, including, but not limited to sheathing, skylights, change of roof pitch, addition or relocation of mechanical units, and change of roof material where the total weight exceeds 10psf(pounds per square foot)
- V. Any structure regardless of size used for habitable space
- W. Most development in the Flood Zone
- X. Most development in the Ebey's Reserve

Exempt from Building Permit

- A. **One-story detached accessory structures to be used as tool/storage sheds, tree-supported play structures, not exceeding 200 sq ft, No plumbing / mechanical **Must meet setbacks. NOT HABITABLE SPACE.****
- B. Fences not over 7 ft high, from lowest point w/in 3 ft
- C. Retaining walls or rockeries which are not over 4 ft in height measured from the bottom of footing to the top of wall unless supporting a surcharge. Soft shore bulkheads
- D. Sidewalks, slabs and driveways not more than 7 3/4" above grade and not over a basement or story below
- E. Replacement of decking on decks without replacement of any other structural members
- F. Painting, nonstructural siding, papering, tiling, carpeting cabinets, countertops and similar finish work
- G. Swings, slides and other playground equipment accessory to a residence
- H. Window awnings supported by an exterior wall which do not project more than 54" and do not require additional support and not in setbacks
- I. Maintenance of existing landscaping
- J. Bathroom and kitchen fixture replacements without plumbing line modifications such as sink and toilets
- K. Appliance replacement in the same location without modification to gas, plumbing lines, or electrical circuits such as dishwashers, ranges, ovens, washers and dryers
- L. Residential re-roof: composition limited to 2 layers total. Replacement in kind re-roofing provided roof sheathing is not removed or replaced
- M. Landings– Width of Door X 3ft of Run (not to exceed 4')
- N. Uncovered Decks not exceeding 200 sq ft, not more than 30" above grade at any point within 3 ft of edge of deck, not attached to dwelling & does not serve the exit door per Section R311.2