

SAN JUAN COUNTY PERMIT CENTER

GUIDELINES FOR EXEMPTED STRUCTURES LESS THAN 400 SQUARE FEET PER SAN JUAN COUNTY ORDINANCE 142-1993

AN "EXEMPT STRUCTURE" IS - A one-story detached accessory building, used for a tool and storage shed, playhouse, pump house or woodshed, provided the projected roof area does not exceed 400 square feet and overall height does not exceed 16' measured from 6" above the lowest natural grade point around the building to highest point of the finished roof.

EXEMPTION FROM BUILDING PERMIT ISSUANCE DOES NOT PROVIDE EXEMPTION FROM OTHER RESTRICTIONS, CONDITIONS, LAWS, ORDINANCES, REGULATIONS OR APPROVALS OF OTHER SAN JUAN COUNTY DEPARTMENTS OR AGENCIES AND THE FOLLOWING ITEMS MAY APPLY TO EXEMPTED STRUCTURES:

1. Building (s) / structures (s) must be constructed to the minimum structural standards of the 1997 Uniform Building Code as noted in the "Residential and Light Commercial Design Requirements" available at the San Juan County Permit Center.
2. Do not use the exempted buildings (s) / structures (s) as a carport or garage for storage of automobiles, tractors, motor homes, recreational vehicles or similar vehicles. NOTE: Lawn mowers, roto-tillers and small motorized equipment are exempt from this condition.
3. You may need to submit to the Permit Center a plot plan drawing according to County instructions which will indicate actual size and usage for review and approval pursuant to regulations of the Comprehensive Plan and / or the shoreline Master Program.

If you build within 200 feet of the shoreline, in a designated Environmentally Sensitive Area, a flood plain, or in areas where there may be archaeological sites you must contact the Permit Center for their approval prior to construction.

4. Do not install any plumbing or plumbing fixtures in the building/structure.
5. If any electrical wiring is to be installed in the building/structure, you must obtain a permit from the Washington State Department of Labor and Industries. The structure must not be heated or cooled using a depletable energy source such as electricity, gas or oil unless you comply with the requirements of the Washington State Energy Code.

--SEE REVERSE SIDE FOR ADDITIONAL INFORMATION--

6. The building (s) / structure (s) shall not be used as a habitable space as defined by the UBC, Section 209-H HABITABLE SPACE (ROOM) is space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space.

7. Do not enclose liquid propane tanks, above ground flammable liquid petroleum tanks, burn barrels, solid fuel heating appliances or equipment, blasting agents, fireworks, or hazardous materials within this structure. Recognize that the storage or enclosure of items mentioned herein are hazardous and will require a conventional permit.

8. Do not construct the building/structure within 6' of any other building on the property. Do not place the building closer than 10' to any property line to comply with San Juan County Code 15.04.260 or encroach on any easement or violate any plat restriction or covenants which may apply. Read all plat restrictions or covenants to see if they conflict with regulations or restrictions on the property, the normally more restrictive provisions prevail but, San Juan County does not monitor private covenant restrictions.

9. This exempt permit does not grant special privileges or rights that would cause any person, firm or corporation to be exempt from any other county, state or federal laws.

Violation of any of the restrictions or conditions may subject property owners to Civil or General penalty charges as appropriate per SAN JUAN COUNTY CODE SECTIONS 15.04.130 or 15.04.140.

NOTICE

EFFECTIVE JUNE 30, 1994 SECTION 15.04.060 OF ORDINANCE 142-1994 WAS MODIFIED IN AGREEMENT WITH THE SAN JUAN COUNTY BOARD OF COMMISSIONERS.

IT IS NO LONGER NECESSARY TO FILE AN EXEMPTION PERMIT WITH THE PERMIT CENTER TO QUALIFY THE WORK EXEMPTED