



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Permits Required

1. **No building or electrical, mechanical, or plumbing system shall be constructed, enlarged, altered, repaired, moved, demolished, or changed unless a permit has been obtained. Building, electrical, mechanical, plumbing, clearing and grading permits may be required.**

Common examples of construction:

Required

- A. Garages/Carports
- B. Decks
- C. Gazebos over 120 sq ft
- D. Dock repairs and additions
- E. Exterior doors, windows and skylights
- F. Electrical circuits and service (L&I)
- G. Fireplaces, wood-burning stoves and inserts
- H. Garage conversions
- I. Home-business conversions
- J. Interior remodels/All additions to any structures
- K. Mother-in-law/Guest Cottage
- L. Furnaces
- M. Water Heaters(Manufactured Homes L&I)
- N. New hose bibs or drinking fountains
- O. Irrigation systems
- P. Gas piping
- Q. Rockeries over 4' in height
- R. In-ground or above ground prefabricated pools over 2' deep
- S. Windows
- T. Spas and saunas
- 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. Any development in the Flood Zone

Not Required

- A. **One-story detached accessory to SFR – structures to be used as tool and storage sheds, tree-supported play structures and similar uses not exceeding 200 sf. NOT TO BE USED AS HABITABLE SPACE Must meet setbacks**
- B. Fences not over 6' high
- C. Retaining walls or rockeries which are not over 4' in height measured from the bottom of the wall unless supporting a surcharge or sloped ground
- D. Water tanks directly upon grade not to exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1
- E. Sidewalks, slabs and driveways not more than 7 3/4" above grade and not over a basement or story below
- F. In kind re-roofing provided roof sheathing is not removed or replaced. Residential re-roof overlay if limited to 2 total layers of roofing material.
- G. Replacement of decking on decks without replacement of any other structural members
- H. Painting, nonstructural siding, papering, tiling, carpeting cabinets, countertops and similar finish work
- I. Swings, slides and other playground equipment for SFR
- J. Window awnings supported by an exterior wall which do not project more than 54" and do not require additional support and not is setbacks
- K. Maintenance of existing landscaping
- L. Bathroom and kitchen fixture replacements without plumbing line modifications such as sink and toilets
- M. Appliance replacement in the same location without modification to gas, plumbing lines, or electrical circuits such as dishwashers, ranges, ovens, washers and dryers
- N. Landings – Width of Door +3' of Run (not to exceed 4')
- O. Decks not exceeding 200 sq ft in area, not more than 30" above grade at any point within 3', not attached to a dwelling and does not serve the exit door requirements by Section R311.4