



San Juan County  
**Community Development & Planning**

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135 Rhone Street, P.O. Box 947, Friday Harbor, WA. 98250  
(360) 378-2354 (360) 378-2116 Fax (360) 378-3922  
cdp@sanjuanco.com | www.sanjuanco.com

**PERMIT EXEMPTIONS FOR ONE AND TWO FAMILY DWELLINGS, NOT MORE THAN THREE STORIES HIGH, AND THEIR ACCESSORY STRUCTURES\***

*\*Does not apply to buildings in flood hazard areas*

Permits are not required for the following. All work must however be done in conformance with the International Residential Code, other adopted construction standards, the San Juan County Code, and applicable State and Federal requirements.

Building:

1. One-story detached accessory structures, provided the floor area does not exceed 200 Square Feet.
2. A one-story detached accessory building, used for tool, wood and other storage, miscellaneous small agricultural buildings, playhouses, or similar uses, provided:
  - (a) The projected roof area does not exceed 400 Square Feet, and the overall height does not exceed 16 feet, measured from 6 inches above the lowest natural grade point around the building to the highest point of the finished roof; and
  - (b) This exemption does not apply to signs; and
  - (c) The building is not used for sleeping purposes or human habitation (living, sleeping, eating, or cooking), and
  - (d) Only one such building is constructed on any parcel, and
  - (e) The building is separated from all other structures by not less than six feet, and
  - (f) The building meets the property line and yard setback requirements of the San Juan County Code; and
  - (g) The owner has certified that the proposed building does not encroach on any easement or violate any plat restriction; and
  - (h) Providing a playhouse is not plumbed with water or connected to a sewage disposal system.
3. Fences not over 6 feet high.
4. Retaining walls that are not over 4 feet high measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Uncovered platforms, walks, decks and driveways not more than thirty inches (30") above grade and not over any basement or story below.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Prefabricated swimming pools that are less than 24 inches deep.
9. Swings and other playground equipment accessory to a one or two-family dwelling.
10. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.

Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation appliances.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

PLEASE NOTE

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. If the structure will be heated or cooled using a depletable energy source such as electricity, gas or oil, you must comply with the requirements of the Washington State Energy Code.

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 a non-permitted structure.

Do not build a structure within 6 ft. of any other building or structure. Do not place structures closer than 10 ft. to a property line. Do not build within easements. Do not violate plat restrictions or subdivision covenants.

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 Community Development & Planning for their approval prior to construction.

Should archaeological materials (e.g. bones, shells, stone tools) or human remains be observed during ground-disturbing and construction activities, all work in the immediate vicinity should stop. San Juan County Community Development & Planning (360/378-2354) should be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources is required.