



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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PERMITTING CONSTRUCTION REGULATIONS & DESIGN CRITERIA

WHAT LAWS & REGULATIONS APPLY TO CONSTRUCTION?

Construction must conform to standards adopted by San Juan County and the State of Washington.

Regulations:

- 2018 International Building Code
- 2018 International Fire Code
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 Ventilation & Air Quality Code (VIAQ)
- 2018 WA State Energy Code (WSEC)
- RCW 19.27 & 70.92
- WAC Chapters 51-40; 42; & 44 – 47
- SJCC Title 15 (SJC Building Code)
- SJC Unified Development Code
- SJC Comprehensive Plan

Local Design Criteria:

- Seismic Zone: D1
- Wind Load: 110 mph
- Wind Exposure: site specific
- Assumed Soil Bearing: 1500 PSF (Note: if assumed soil bearing exceeds 1500 PSF, the actual soil bearing must be verified by a Geologist, or Washington State licensed Engineer or Architect.
- Frost Depth: 12 inches
- Snow Load: 25 lb. LL
- Floor Load: 60 lb LL Exterior Decks/40lb LL Interior/30lb LL Sleeping Room
- Setbacks: Per IRC Figure R403.1.7.1 setbacks from slopes & UDC Tables 6.1 & 6.2
- Fire Hydrant Provisions: Residential Structures that contain 4000 sq. ft. or more of living area must be serviced by approved fire hydrants or a fire suppression system installed in accordance with NFPA 13-R

WHEN IS A BUILDING PERMIT NECESSARY?

A Building permit is required for each individual structure before construction is started if your project involves:

- Any structure not specifically exempt by the San Juan County Code or IRC 105.2
- Any structure for residential use (habitable, or living space), regardless of size.
- Remodeling, except painting, papering, and similar finish work.
- Placement of a manufactured or modular home, or a relocated structure.
- Where a building permit is not required, but where plumbing and mechanical work is being performed, separate plumbing and mechanical permits are required from SJC DCD.
- Where electrical work is being performed, separate electrical permits are required from the Department of Labor and Industries, at (360) 647-7333 or www.wa.gov/lni.