



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, tree and grading permits may be required.

2. Common examples of construction requiring permits.

Required

- A. Carports
- B. Decks
- C. Dock repairs and additions
- D. Exterior doors, windows and skylights
- E. Electrical circuits and service (L&I)
- F. Fireplaces, wood-burning stoves and inserts
- G. Garage conversions
- H. Home-business conversions
- I. Interior remodels
- J. Mother-in-law/Guest Cottage
- K. Furnaces
- L. Water Heaters(Manufactured Homes L&I)
- M. New hose bibs or drinking fountains
- N. Irrigation systems
- O. Gas piping
- P. Rockeries over 4' in height
- Q. In-ground or above ground prefabricated pools over 5,000 gallons
- R. Tree and vegetation removal
- S. Spas and saunas
- T. Residential re-roof overlay
- 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)

Not Required

- A. If a parcel is zoned Rural Residential **One-story detached accessory – structures to be used as tool and storage sheds, tree-supported play structures, and similar uses not exceeding 120 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. Sidewalks, slabs and driveways not more than 7 3/4" above grade and not over a basement or story below
- E. In kind re-roofing provided roof sheathing is not removed or replaced
- F. Replacement of decking on docks and decks without replacement of any other structural members
- G. Painting, nonstructural siding, papering, tiling, carpeting cabinets, countertops and similar finish work
- H. Swings, slides and other playground equipment
- I. Window awnings supported by an exterior wall which do not project more than 54" and do not require additional support
- J. Maintenance of existing landscaping
- K. Bathroom and kitchen fixture replacements without plumbing line modifications such as dishwashers, ranges, ovens, gas logs, washers and dryers
- L. Appliance replacement in the same location without modification to gas, plumbing lines, or electrical circuits such as dishwashers, ranges, ovens, gas logs, washers and dryers
- M. Residential re-roof overlay if limited to 2 total layers of roofing material