

Town of Friday Harbor

PO Box 219 / 60 Second St / Friday Harbor / WA / 98250

(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

RESIDENTIAL EXEMPT ACCESSORY STRUCTURE

GUIDELINES FOR RESIDENTIAL EXEMPTED STRUCTURES LESS THAN 120 SQUARE FEET PER INTERNATIONAL RESIDENTIAL CODE

Section 105.2 Work Exempt from Permit – One story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.

Residential accessory structures, as defined below, are exempt from a building permit application, building permit fees, and will not be inspected pursuant to the requirements of the International Residential Code (IRC).

An exemption from a building permit does not provide an exemption from other restrictions, conditions, laws, ordinances, regulations or approvals of other Town of Friday Harbor departments or agencies and the following items may apply to exempted structures:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet.
2. Do not use the exempted building(s) / structure(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 will need to submit to the Town's Department of Community Development a plot plan drawing according to the Town's instructions that 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 Community Development Center for their approval prior to construction.

4. Do not install any plumbing or plumbing fixtures in the building(s) / structure(s).
5. If any electrical wiring is to be installed in the building(s) / structure(s), you must obtain a permit from the Washington 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.
6. The building(s) / structure(s) shall not be used as a habitable space as defined by the IRC, Section R202 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

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materials within this structure. Recognize that the storage or enclosures of items mentioned herein are hazardous and will require a conventional permit.

- 8. Do not construct the building(s) / structure(s) within 6 feet of any other building on the property. Do not place the building closer than 10 feet (could be closer after review by the Zoning Coordinator) to any property line to comply with Friday Harbor Municipal Code Title 17, 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 the Town of Friday Harbor 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 APPROPRIATED PER THE FRIDAY HARBOR MUNICIPAL CODE TITLE 1.

Signature of Property Owner **Date**

Printed Name of Property Owner

Job Address & Parcel Number

Note: This approval will be recorded and filed with the San Juan County Assessor's Office. Exemption requirements and shall run with the land and shall be complied with by all future owners or lessees.

**A PLOT PLAN MUST BE ATTACHED (8 1/2 X 11")
TO THIS EXEMPTION REQUEST**

APPROVAL SIGNATURES REQUIRED

Zoning Coordinator _____ Date _____

Building Inspector _____ Date _____