

**CHAPTER XX.84**  
**BUILDING REGULATIONS**

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**xx.84.010 Adopted Codes.** The following authorities are hereby adopted by reference, subject to the modifications and/or amendments set forth in this Title:

- A. The current Edition of the International Building Code including Appendix E, F, J, L, and M, as adopted by the Washington State Building Code Council, with the following exceptions:
1. Appendix L is supplemented with the following sentence: Table 1-A, Fee Schedule (County fee schedule adopted by resolution);
  2. Section [A] 105.3.2 is supplemented with the following sentence: The project will be completed under the code it was commenced under unless the new code is less restrictive, and the applicant chooses to complete the project under the new code.
  3. Section [A]105.2 (Work Exempt from Permit) is amended to include the following: “Structures used in conjunction with an agricultural farming operation; and provided that the structure is set away from property lines and other buildings a distance equal to its height.”
  4. Section [A]105.2 is amended to read as follows: “One story detached accessory buildings used as tool and storage sheds, playhouses, private garages and similar uses, provided the floor area (outside line of framing) does not exceed 600 square feet including any decks or porches”;
  5. Section [A]105.5 (Expiration) is amended to include the following exception: “Permits issued shall be valid for one year and may be extended four times for a total of five years, provided the permit holder applies for such renewal within one calendar year from the date of issuance or extension and has shown progress towards completing the project. Expired permits will require issuance of a new permit and the fee will be based on the value of the project to finish the permitted structure or remaining number of inspections required plus applicable reinstatement fees plus applicable taxes.”

7. Section [A] 109.1 (Types of inspections) - is amended to read as follows:
    - a. "The building official, upon at least 24-hour advance notification from the applicant or authorized agent, shall make the inspections set forth in Sections 109.1 through 109.4 within two working days";
  8. Section R109.1 is amended to include the following: Washington State Energy Code "Insulation Inspection. To be made after the foaming for all air leakage has been applied and insulation installed, vapor barriers are in place."
  9. Section R112.3 Qualifications is replaced with the following: "The Board of Appeals shall be the Planning Commission."
  10. Section 2303.1.1 (Lumber) is amended to add the following: "Sound, rough cut, ungraded, unstamped lumber or logs, and sound used materials are permitted to be used with the approval of the building official";
- B. The current Edition of the International Residential Codes, including Appendices E, F, J, L, and M as adopted by the Washington State Building Code Council, and as published by the International Code Council, with the following exceptions:
1. Section R107.1 shall be modified per Section: [A] 111.3 General is amended to read the building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service but shall not be permitted for more than 365 days. The Board of County Commissioners is authorized to grant extensions for demonstrated cause. Temporary occupancy of mobile homes and modular homes requiring snow protection roofs will necessitate the snow roof having been constructed and inspected prior to issuance of a Temporary Occupancy Certificate.
  2. Section R105.2 (2) is amended to read as follows: "Fences not over 8 feet high."
  3. Section [P] 2904.1 is supplemented with the following sentence: Automatic sprinkler systems are not required in Group R-3 occupancies.
- C. The current Edition of the International Mechanical Code, as adopted by the Washington State Building Code Council, and as published by the International Code Council.
- D. The current Edition of the International Fire Code, as adopted by the Washington State Building Code Council, as published by the International Code Council.

- E. The current Edition of the Uniform Plumbing Code, as adopted by the Washington State Building Code Council, as published by the International Association of Plumbing and Mechanical Officials.
- F. The current Edition of the Uniform Code for the Abatement of Dangerous Buildings published by the International Conference of Building Officials.
- G. The current International Energy Conservation Code, as adopted by the Washington State Code Council.
- H. The current International Existing Building Code as adopted by the Washington State Code Council except that IRC Appendix J may be used for residential structures.
- I. The current International Fuel Gas Code as adopted by the Washington State Code Council.
- J. The current Edition of the Accessibility Code, as adopted by the Washington State Building Code Council, and as published by the International Code Council.

**xx.84.015 Site Evaluation.** An approved Site Evaluation will be required for every building permit.

A. Residential Application Contents. All property lines must be clearly marked and all dimensions from property lines to proposed structures must be shown. In addition, all setbacks with regard to the structures, water source, and sewage disposal must also be shown on the submitted site plan and include distances between existing and proposed structures.

B. Commercial Application Contents. The submitted site plan must be drawn to scale. All property lines must be clearly marked and all dimensions from property lines to proposed structures must be shown. In addition, all setbacks regarding the structures, water source, and sewage disposal must also be shown on the submitted site plan and include distances between existing and proposed structures.

**xx.84.020 Local Requirements.** No building or structure (including manufactured homes) shall be erected, placed, constructed, enlarged, altered, repaired, moved, improved or converted unless a building permit has been obtained in accordance with the provisions of this Title. Cosmetic improvements (i.e. Siding, windows and non-structural roofing, etc.) do not require a building permit.

A. Building Setbacks. Property owners are responsible for locating and clearly marking all property boundaries, rights-of-way, and easements. Building setbacks are measured from the furthest architectural projection to the property line. Setback requirements also apply to accessory structures (garages, woodsheds, utility sheds, or any structure approved under the permit exemption rule.)

1. Front Property line setback: 25 feet.
2. Side and Back Property line setback: Side yard and back yard setbacks are 5 feet for the first 25 feet of building height, plus one additional foot for each foot of building height over 25 feet (25-foot-high house = 5 foot setback, 26 foot high house = 6 foot setback, etc.) Setbacks are measured from property lines.
3. Road Right of Way setback: 25 feet.
4. The following setbacks are required when abutting the following lands:
  - a. Public right of way: 25 feet;
  - b. Front property line: 25 feet;
  - c. Private easements: no setback required by the County; and
  - d. Utility easements: no setback required by the County (Consult with Appropriate Utility)
5. Air conditioners, heat pumps and other mechanical equipment can be no closer to the property line than 2 feet.
6. Porches and decks and building overhangs may be no closer to the property line than 5 feet.
7. Uncovered Decks meeting the following requirements do not require a permit:
  - a. Less than 600 Square feet, compliant with setback requirements, less than 30 inches above grade, and not connected to a residence,

- B. Erosion Control. Adequate provisions shall be made, subject to County review and approval to protect Shorelines and Critical Areas, and to manage storm water runoff during construction in accordance with the provisions of the current edition of the Eastern Washington Storm Water Guidelines prepared by the Washington State Department of Ecology.
- C. The addition of a bedroom to an existing residence will require a review of the existing septic or sewer permit by Northeast Tri-County Health District to ascertain that the septic system has been approved for the number of bedrooms that will exist in the remodeled structure.
- D. Sewer and Septic Requirements. A valid septic or sewer permit is required when adding a bedroom to an existing structure or residence.
- E. Water testing for Private Wells, potable water must be tested by a laboratory certified\* by the State of Washington and meet the following standards prior to issuance of a building permit: Bacteria, Arsenic, Lead, Nitrate, Uranium. Remodels only require a Uranium test unless the other test have never been done.
- F. Local Load Requirements.
  - 1. Snow Load. Fifty pounds per square foot on the roof live load minimum. Structures that do not meet the snow load requirement but were legally constructed in Pend Oreille County can be relocated if a building permit is issued, and a finding can be made that the structure meets all other life safety requirements.
  - 2. Wind Load. 110 miles per hour with three second gusts.
  - 3. Seismic Zone design Category C.
- F. A site address is required prior to issuance of a building permit.
- G. Private Green Houses are exempt from requiring a building permit but must meet all setback requirements

**xx.84.030 Manufactured Homes or Mobile Structures (Including Park Models placed outside of Fee Simple owned lots in RV Parks).** The location of manufactured homes or mobile structures on property within the unincorporated area of Pend Oreille County shall be subject to the provisions as set forth in this Title, and to WAC 296-150B-200 through WAC 296150B-250.

- A. Compliance with Federal and State Codes

1. Manufactured and mobile homes shall comply with all plumbing, electrical, heating, and structural requirements imposed by the State of Washington Department of Labor and Industries in compliance with RCW 43.22.340. Any structural changes to these dwellings, including any deviations from factory installed heating systems shall require a permit from the Washington State Department of Labor and Industries.
  2. These state-inspected dwellings shall be placed on a foundation system that meets the requirements of the manufacturer's installation instructions; or if the manufacturer is not specific, then to the standards in Chapter 296-150M WAC. Any of these dwellings placed on a basement foundation may require engineering if so, determined by the Pend Oreille County Building Inspector.
  3. All such units being relocated within or into Pend Oreille County shall bear the appropriate federal and state inspection insignia as specified in RCW 43.22.350 and WAC 296-150M and provide evidence of such to the Pend Oreille County Building Department prior to issuance of a placement permit.
  4. When placement inspections, including pads or runners (foundation), anchorage, ground cover, landings, environmental hookups and skirting with required vents have been completed, a certificate of occupancy may be issued by the Pend Oreille County Building Department.
- B. A building permit is required for the establishment of a manufactured home or a mobile structure on an individual lot within Pend Oreille County. All previously occupied manufactured homes being relocated within or into Pend Oreille County shall demonstrate evidence of an approved Washington State Department of Labor and Industries "Alteration Inspection" prior to issuance of said permit. The County Treasurer's Office shall not issue a "Tax Certificate for Mobile Home Movement", as evidenced by a Mobile Home Movement Decal, unless proof of said "Alteration Inspection" is provided thereto.
1. General Installation Requirements for Manufactured Homes shall comply with the Building Standards.
  2. Installation Permits. The owner or the installer of a manufactured home must obtain an installation permit before installing a manufactured home on a building site. The applicant shall include with the application for permit, the permit fee. A dealer may not deliver a manufactured home until it has verified that the owner or the installer has obtained an installation permit for the manufactured home.

3. Building Site Preparation. A manufactured home may not be installed at a building site unless the ground at the site has adequate compaction and load bearing ability to meet the support requirements of the manufactured home.
4. Floodplain Requirements. Units located within the 100-year floodplain shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include but are not limited to use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques). Units located in the floodplain shall have the first floor at least one foot above the base flood elevation.

**xx.84.040 Corrective Actions.** In addition to the applicable fines, penalties, permit fees, corrective actions for structures built in violation of this Title will include, but is not necessarily limited to the inspection and certification at the owners expense by a licensed professional engineer that the improvements in question meet all applicable codes and the provisions of this Title.