



DEPARTMENT OF COMMUNITY DEVELOPMENT

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BROCHURE #30 **SINGLE FAMILY RESIDENCE**

SINGLE FAMILY RESIDENCE

To obtain a building permit for a single family residence, the applicant must show proof of potable water, have an approved septic design or sewer connection, and apply for or have an address and road approach permit.

WATER

Collect all required well or public water supply information, see Determination of Adequate Potable Water form, and submit the form with your building permit application. Remember to sign and date.

SEWER

If you have access to sewer please submit sewer commitment letter.

SEPTIC

Contact a licensed septic system designer and request a septic system design, and submit a permit application for approval to Environmental Health. If you have an older system, the system may need to be brought up to current regulations. Existing systems need to they are current with required inspections by an O&M professional.

ADDRESS AND ROAD APPROACH

Apply for a 911 emergency locator address. If access is off a county road, apply for a road approach permit with Public Works at 360-385-9160 or 623 Sheridan St. If access is off a State Hwy contact WSDOT 360-357-2736 OR

<http://www.wsdot.wa.gov/Northwest/DevelopmentServices/AccessServices.htm>

SETBACKS

Setback is the minimum distance from the road right-of-way line or any other lot line to the nearest structure placed on the property, excluding eaves of less than twenty-four (24").

ROAD SETBACKS

In a Residential Zone: Front access road is determined by the type of road. Minor Collector & Local Access is 20'. Major Collector is 30'. Minor Arterial is 35'. Principal Arterial is 50'.

Road setbacks shall be measured from the edge of the road right-of-way. For a corner lot setback, measure from both road right-of-ways.

PROPERTY LINE SETBACKS

When abutting residential property = Side (each) 5' & Rear 5'

Side and rear setbacks are measured from the property line in the same manner as road setbacks.

Other setback distances may apply if your parcel is adjacent to resource land, industrial, or commercial properties or uses.

SEPTIC TANK AND DRAINFIELD SETBACKS

1. Contact a licensed Septic System Designer.
2. Locate drainfield no closer than 5 feet from property lines and no closer than 10 feet from house foundation, and tank a minimum of 5 feet from foundation.
3. View all setbacks and requirements in WAC246-272A and Jefferson County Code 8.15 found here: <http://www.jeffersoncountypublichealth.org/index.php?septic-systems>.
4. Home foundations that are down slope from the drainfield must have a 30' setback.

SHORELINE SETBACKS AND BUFFERS

From marine and stream shorelines there is a 150-ft shoreline buffer and a 10-ft building setback from the ordinary high water mark. Lake shorelines is a 100-ft buffer plus a 10-ft setback measured from the ordinary high water mark.

If the size of the parcel does not allow the proposed development to be located beyond the 160-ft buffer and setback, there are provisions of the code that may be used to reduce the setbacks.

See JCC18.22 for additional information.

CRITICAL AREA SETBACKS AND BUFFERS

The width of the setback varies by type of critical area, which includes Geologically hazardous areas, channel migration zones, wetland buffers, and fish and wildlife habitat conservation areas. See JCC18.22 for additional information or our critical areas brochure.

CONTRACTOR

Permits shall be issued to the property owner of record at time of issue and can be mailed to a Washington State licensed contractor. If a contractor is used, their contractor's license must be current with Washington State Department of Labor and Industry. <https://secure.lni.wa.gov/verify/>

ELECTRICAL PERMITS

Electrical permits are issued through the Washington State Department of Labor and Industries: Port Angeles Office ~ 360-417-2700 ~ 1605 East Front St. Suite C Port Angeles, WA 98362 OR <http://www.lni.wa.gov/TradesLicensing/Electrical/FeePermlnsp/Permitlnspect/default.asp>

A BUILDING PERMIT is Jefferson County's official stamp of approval for your project. It is issued only after your plans are submitted in application form and carefully reviewed under appropriate regulations. These regulations were not established to hinder you. Rather, they are intended to assure well planned development to safeguard health and safety.

Jefferson County requires that you obtain a building permit if you erect, enlarge, alter, repair, move, improve, convert, or demolish a building or structure. This includes mobile home placement and/or demolition, woodstove or chimney installation, deck construction, or plumbing modifications. Please check with us if you are unsure whether your project requires a permit.

BUILDING PERMIT EXEMPTIONS

- One-story detached accessory structures, 200 sq/ft or smaller – see brochure for additional requirements – cannot be heated or used as habitable or living space.
- Fences under 7 feet high
- Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- Sidewalks and Driveways

See IRC2012 105.2 for additional exemptions.

All other code requirements in Jefferson County must be met such as landslide, erosion, wetland, streams, lakes, river, shore line buffers and setback requirements etc. Check with the Department of Community Development prior to construction for any setback issues that must be met.