

Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146 • Fax: (360) 740-1245

BUILDING PERMIT

This Project is:

Residential

Commercial

Select all that apply:

Building **Plumbing** **Mechanical** **Demolition** **Other** _____

Permit Number:	_____
Master Site Review:	_____
Date submitted:	_____
Permit Technician:	_____

Project Description: _____

(Please attach additional sheets if needed)

Property Information:

Tax Parcel Number: _____ Site Address: _____

Owner's Name: _____ Phone Number: _____

Owner's Mailing Address: _____ Email: _____

Applicant Information (if different):

Owner

Contractor

Other: _____

Name: _____ Phone Number: _____

Mailing Address: _____ Email: _____

Project Information:

Contact when permit is ready or more information is required: **Owner** **Applicant**

Self-Built: Name: _____ Phone: _____

Contractor's Name: _____ Phone: _____

L&I License #: _____ L&I Expiration Date: _____

Address: _____

Valuation/ Bid Price: _____ # of bedrooms: _____ # of bathrooms: _____ Construction Type: _____ Occupancy: _____

Square Feet: Main: _____ Second: _____ Garage: _____ Decks/Porches: _____

Finished Basement: _____ Unfinished Basement: _____ Other: _____

Acknowledgment and Permission to Enter

I understand that County regulations require owner permission for County personnel to enter private property to conduct permit processing, review, and inspections. I also understand that my failure to grant permission to enter may result in denial or withdrawal of a permit or approval. By my signature below, permission is granted for representatives of the Community Development, Environmental Services, and Public Works Department to enter and remain on and about the property for the sole purpose of processing such permits and performing required inspections or reviews.

Prior notification of the date of inspections will take place is: **Required** **Not Required**
(_____) _____ (Must provide phone number where applicant/representative can be reached)

I/We certify that all plans, specifications and other submissions required in support of this application conform to the requirements of all federal, state, and local codes and applicable laws and ordinances; and I certify that I am either the current legal owner of this property or their authorized representative. With this document, I take full responsibility for the lawful action that this document allows.

I certify that I have read and understand the limitations and conditions of Lewis County Code and agree to comply with all conditions of approval. I understand that any permits issued by Lewis County, consistent with the attached site plan, are valid ONLY if construction is in according to this plan and all other conditions of the permit are followed. By my signature below, I affirm that all the information and documents provided with this application are true and accurate to the best of my knowledge.

Signature: _____ **Date:** _____ **Fees Due:** _____

Check one: **Owner** **Authorized Agent**

FOR OFFICIAL USE ONLY:

Zoning: _____ Flood Zone: _____ FIRM Panel #: _____ Lot: _____ Blk: _____ Division/Short Plat: _____
 _____ Quarter Section, Section _____, Township _____ North, Range _____ East/West (Circle One)

Plumbing		Mechanical		Fees	
<input type="checkbox"/> Supplemental Fee		<input type="checkbox"/> Supplemental Fee		Building Permit Base Fee	
<input type="checkbox"/> Non Supplemental Fee		<input type="checkbox"/> Non Supplemental Fee		Plan Review	
Plumbing Fixtures:		Mechanical Fixtures:		Plumbing Fees	
				Mechanical Fees	
				State Building Code	
				Additional Fees	
				Oversized Copy Charge	
				Total Building Fees	

Associated Permits

Grading				
Flood Permit				
Shorelines Permit			Other	
Road Approach				

Sewer Availability Received: **Municipal WAN Received:**

New Septic Approval: **Public Water Supply:** _____

Permit #: _____ Date Issued: _____ **Individual Well:**

Number of Bedrooms: _____ Well Log Received: Gallons Per Min: _____

Septic Reconnect Approval: Date Well Drilled: _____

Permit #: _____ Date Issued: _____ WRIA: _____

Original Permit #: _____ Covenant Required: Yes No AFN: _____

Number of Bedrooms: _____ **Building Plans Approved:** _____

Notes:

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BUILDING PERMIT HANDOUT

Building permits are required in Lewis County, Washington. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure (including decks) must obtain the required permit. Failure to obtain a required permit may result in enforcement action(s) being taken by Lewis County.

Building Code

The 2015 Edition of the various International Codes were adopted by Washington State on July 1, 2016. They were adopted by Lewis County on August 14, 2017 becoming effective September 5, 2017.

Exemptions

- Work exempt from permit includes (but not limited to):
- One-story detached accessory structures, provided the floor area does not exceed 200 square feet (residential) and 120 square feet (non-residential or commercial). **Not to include habitable space.**
- Fences not over 7 feet high.
- Retaining walls not over 4 feet in height measured from bottom of footing to top of wall, unless supporting a surcharge.
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
- Sidewalks and driveways. (Fill/Grade permit may be required for a driveway).
- Painting, papering, tiling, carpeting, cabinets, countertop and similar finish work.
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment (residential only).
- Window awnings (residential only) supported by an exterior wall which do not project more than 54 inches from exterior wall and do not require additional support.
- Shade cloth structures constructed for nursery or agricultural purposes and not including service systems (non-residential only).
- Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height (non-residential only).
- Uncovered decks, less than 30" above grade at any point, are not attached to a dwelling, and less than 200 square feet and does not serve the exit door required by code.

The listing above is not a complete list of all exemptions. For the complete listing refer to the 2015 International Building Code 105.2 for exemptions for commercial use and to the 2015 International Residential Code 105.2 for exemptions for residential use.

Applying for a permit

Prior to submitting a building permit, a Master Site Review is required to be approved. The Master Site Review reviews the proposal in relation to zoning regulations and the critical areas ordinance. See the Site Plan Requirements Checklist and Master Site Review application for more information.

After submittal

Once the Master Site Review is approved, the building plans can be submitted. If the building will be connecting to a private well, a well report will be required (well log or flow test results showing gallons per minute the well produces). After submittal, the permit center will forward the information to the building department to review the building plans. Information and permit applications may also be forwarded to several agencies/departments for their review/approval depending on the scope of the project (i.e., Environmental Health). Generally, two (2) to four (4) weeks will be required for issuance of single-family residential use permits (home, storage building, garage, etc.). Commercial or industrial buildings, and multi-family residential use permits may require a minimum of four (4) weeks depending on the project and scope of reviews involved. However, during the peak building season (May thru October) the processing time for all permits can take much longer. It is recommended you submit your permit applications as early as possible to ensure you have an approved permit when you are ready to begin construction.

Expiration

Permits are valid for 180 days (6 months) after date of issuance and remain valid for 180 days after each inspection. The Lewis County Building Official may grant an extension. Requests for extensions must be made prior to the date of expiration of any permit.

Requirements for Building Plans

The construction plans will be reviewed for compliance with current building codes. Submittal of two (2) complete sets of building plans, to include:

- Foundation plan: Show size, materials and reinforcement (re-bar or steel, mud sill, j-bolts, etc.).
- Floor plan of each floor: Show all plumbing fixtures, and heating system locations. Include all door and window sizes on the plan. Include total square footage for each floor. The use of each room also needs to be labeled.
- Wall cross section(s) to show details of construction.
- Exterior elevations (all sides) to include windows/doors.
- Roof plan.
- Architect's name, address, and phone number (if applicable).

For a single family residence, building construction plans require at least one set of 11x17 plans and one set of 24x36 or electronic plans. Any additions require a set of plans showing the existing layout of the structure in addition to the constructions plans. Additional fees may apply if the set of plans do not meet this criteria. All plans need to be legible.

Electrical Permit

All electrical permits and inspections are obtained through the Washington State Department of Labor and Industries, Electrical Inspection Division.

Engineering

- The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the State of Washington
- All commercial projects require a Washington State licensed architect or engineer.
- Residences or accessory buildings (garage, storage, etc.) with a wall height 14 foot eve height or taller must be reviewed and stamped by a licensed structural engineer.
- Building with a roof clear span of 40' must be prepared (or reviewed) and stamped by a licensed structural engineer.

Requirements Prior to Final Inspection for a Single Family Residence

- Septic system final approved (As-Built and/or installers checklist submitted).
- Road approach constructed and final approved.
- A current satisfactory bacteria water test result (completed within the last year) and a nitrates water test result will need to be submitted.
- Any other conditions listed on the Building Permit or Inspection Record must be met prior to scheduling a final inspection
- Any associated permits must be approved

Setback from Property Lines

Residential Setback:

From County Road, 25 feet from right of way (minimum of 55 feet from centerline).

Front, 25 feet from right of way

Side, 5 feet from property line

Rear, 15 feet from property line

Commercial Setback:

Front, As defined in Chapter 15.15 LCC

Side, 10 feet from property line

Rear, 0 feet, except 25 feet from property line when abutting a residential zone.

Industrial Setback:

Front, 10 feet from right of way

Side, 10 feet from property line

Rear, 0 feet, except 50 feet from property line when abutting a residential zone.

Height Limits

Residential, 35 feet

Commercial, 50 feet, except 35 feet when abutting (or within 50 feet of) a residential zone

Industrial, 50 feet plus one foot for every foot from property lines

Agriculture, resource, communication, and public utility uses, none

Cell Towers

150 feet in rural areas

120 feet in urban non-residential and non-school areas

85 feet in urban residential and school areas

Wind Load Requirements

Basic Wind Speed is 85 miles per hour, with a 110 mile per hour 3 second gust. The exposure is determined by the following definitions: Exposure B has terrain with buildings, forest, or surface irregularities, covering at least 20 percent of the ground level area extending one mile or more from the site.

Exposure C has terrain that is flat and generally open, extending one-half mile or more from the site in any full quadrant.

Note: Lewis County is within Seismic D-1

Snow Load Requirements

These requirements have been determined by the Building Official based on local conditions and the Second Edition of the Snow Load Analysis for Washington published in July 1995, by the Structural Engineers Association of Washington. Contact the Building Official for more information.

City	Actual Elevation	Minimum Roof Snow Load (PSF)
Burnt Ridge	*110	50
Centralia	189	25
Chehalis	226	25
Mineral	*1770	(Consult Building Official)
Morton	940	40
Mossyrock	698	30
Onalaska	505	25
Packwood	*1051	(Consult Building Official)
Pe Ell	412	30
Randle	880	(Consult Building Official)
Toledo	110	25
Vader	175	25
Ashford (Paradise Estates)	*1770	(Consult Building Official)
White Pass	*4600	(Consult Building Official)

*For non-residential structures, elevations 1000 feet or over have a frost depth of 18 inches minimum from finish grade to the bottom of the footing. Any elevation less than 1000 feet will have a frost depth of 12 inches. Residential structures will have a frost depth of 12 inches minimum countywide. The Building department will assist you with the calculations for snow load if the actual elevation is known.