



# WHEN DO I NEED A BUILDING PERMIT?

The City of Bainbridge Island currently enforces the 2021 International Codes as amended by the State of Washington. Permits are required for most construction activity.

## **Building Permit**

A building permit is required before any construction work or activity involving framing, sheetrock, insulation or other types of remodel or new construction work.

## **Demolition Permit**

A Demolition Permit is required before demolition of any building. A site plan and fee are required at time of submittal.

## **Plumbing or Mechanical Permit**

Relocation or replacement of plumbing fixtures. This applies to situations where you replace an existing piece of equipment with a similar unit.

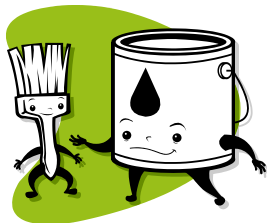
## **Shoreline Development**

All development within 200' of ordinary high water requires the submittal of a Shoreline Substantial Development Exemption prior to the submission of a building permit.

## **WHAT WORK CAN I DO WITHOUT A PERMIT?**

**Note: While a building permit may not be required, you will still be required to conform to building code requirements, zoning setbacks, critical areas, or any other City of Bainbridge Island regulation. Please check with the Planning Department.** Regardless if your project is commercial or residential in nature, a building permit is not required for:

- Fences not over 7 feet in height
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 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
- 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 2:1.

- Portable appliances

In addition, the following items do not require a permit:

### **Residential**

- One story detached accessory structure used as a tool or storage shed, playhouse or similar use provided the floor area does not exceed 200 square feet
- Sidewalks.
- Prefabricated swimming pools that are less than 24 inches deep.
- Swings and other playground equipment
- Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support.
- Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door.

### **Commercial**

- One story detached accessory structure used as a tool or storage shed, playhouse or similar use provided the floor area does not exceed 120 square feet
- Sidewalks not more than 30 inches above adjacent grade, and not over any basement or story below and not part of an accessible route of travel.
- Temporary motion picture, television and theater state sets and scenery.
- Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5'9" in height.
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In addition, electrical work must be permitted and inspected by the Washington State Department of Labor and Industries (L&I) 360-308-2800or <http://www.lni.wa.gov/TradesLicensing/Electrical/FeePermlnsp/>.