



Construction Exempt from a Building Permit

Town of Lyman 8405 S Main St Lyman, WA 98263 360-826-3033 info@townoflyman.com

A building permit is required whether it is new construction, a remodel, repair, additions or to demolish a building. You may also require a mechanical, plumbing or a grading permit. A permit is required when you install a wood stove, heat pump, furnace, or propane heater.

There are however some exemptions that are listed below. When in doubt call and talk to the inspector or permit technician to find before you start your project.

Exemptions:

One story detached buildings 200 square feet or less, and the following are true:
It is not used for everyday living -sleeping purposes.
It is not located in a Special Hazard Flood Area
It is not located in a designated floodway.
It is not placed within a critical area or its buffer.

Green Houses if it is used exclusively for Propagation of plants other than marijuana that are not on display for public viewing or sales. There must be a setback of 20ft in front and it must meet the setbacks for the zoning in which it will be in.
It is not located in a Special Hazard Flood Area.
It is not located in a designated floodway.
It is not located within a critical area or its buffer and stormwater management is in place

Any project, other than signs, mechanical equipment, plumbing equipment, that has a valuation of less than \$2,500.

Uncovered decks where all walking surfaces are no more than 30" above grade.

Replacing deck walking surfaces, roof coverings, of framing.

siding, or residential windows with no modification

Wall mounted signs which project from the wall no more than 6 inches and monument signs no more than 7 feet in height.

Playground equipment compliant with U. S. Consumer Product Safety Commission Public Playground Safety Handbook.

Self- contained cellular tower generators with no external fuel tank and located within fenced area.

Prefabricated swimming pools accessory to a single-family residence in which the pool walls are entirely above adjacent grade and are 6000 gal or less

Fences that are 6 feet tall or less and they must still comply with setback requirements.

Retaining walls less than 4 feet in height measured from the bottom of footing to top of wall

Installation of Solar Panels.

Although a building permit may not be required, you must still comply with building and land use codes, including setbacks, flood requirements, and requirements to obtain any other types of permits required by law. The following permits may still be required:

Floodplain. If you are in a Special Flood Hazard Area

Shoreline jurisdiction. If you are building within 200 feet (and sometimes more) of a high-volume stream, the Ocean your structure may be subject to Shoreline Master Program rules.

Critical areas review. You should be careful that your permit- exempt construction does not occur near a Wetlands, creek, stream, or its buffer. If you are unsure, request critical areas review.

Electrical work, Construction that is exempt may still require electrical permit from the Washington State Department of Labor and Industries



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