



JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

621 Sheridan Street | Port Townsend, WA 98368 | Web: www.co.jefferson.wa.us/communitydevelopment
Tel: 360.379.4450 | Fax: 360.379.4451 | Email: dcd@co.jefferson.wa.us

Building Permits & Inspections | Development Consistency Review | Long Range Planning | Watershed Stewardship Resource Center

International Building Code Interpretation

Date: Tuesday, July 9, 2013
Issued by: Jefferson County DCD Director/Building Official
Affected: All properties within Jefferson County
Subject: Demolition Permits

Background & Analysis:

Demolition permits are required to insure that the structure is removed from the assessor's files and the site is left in a safe and sanitary condition.

2012 IBC 105.1 Required

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done shall first make application to the *building official* and obtain the required *permit*.

JCC 18.50.020 Violations.

(1) It is a violation of this UDC for any person to initiate or maintain, or to cause to be initiated or maintained, any use, alteration, construction, location, or demolition of any structure, land, or property within Jefferson County without first obtaining permits or authorizations required by this UDC.

Code Interpretation:

A demolition permit is not required if:

- No permit is required to construct the structure.
- Area of demolition is less than 200 square feet in area.
- The value of the demolished area does not exceed 75% of the assessed value of the entire structure and is part of a permitted reconstruction action.
- This interpretation does not relieve the property owner or contractor from obtaining all required approvals and permits from other agencies or other Jefferson County departments.

Code Interpretation Authority:

2012 IBC 104.1 General.

The *building official* is hereby authorized and directed to enforce the provisions of this code. The *building official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Article VI of Chapter 18.40 Jefferson County Code

- * This code interpretation will remain in effect unless and until the Director issues a written rescission or the code is formally amended to supersede this interpretation. This interpretation may be enforced in the same manner that any provision of the code is enforced.

Dated this 9th of July, 2013.

Carl Smith, Director/Building Official
Department of Community Development