Site Plan Requirement Checklist Gazebo/Pergola/ Greenhouse

NAME	ADDRESS
indicate all of the provided with you	all be clearly and accurately drawn to scale on paper no larger than 11x17 and must e information listed below. For ease of drawing the site plan, use the graph paper application packet. For each item, mark either "shown" or "N/A" as appropriate for your project.
This checklist mus	t be completed and included with all site plans. Any site plan without this checklist will be rejected and returned to the applicant for corrections.
	General Property Information:
Shown	·
	Property lines including dimensions
	North arrow and site plan scale
	Marine waters, lakes, ponds, streams, creeks, wetlands
	Existing Property Improvements
Shown	
	Locations and dimensions of all existing structures on the property in relation to property line
	Location of all existing Drainfields and water lines on the site
Shown	Proposed Property Improvements
	Location and dimensions of all proposed structures with setbacks shown to
	property lines. Other structures, wetlands, etc.
\$12	Houses & Accessory Buildings
Shown	220 , , ,
	Foundations plan, elevation plan
	Materials, engineering
	Drawing or rendering of the house, accessory buildings
	Including sheds
	Signatures on all pages

SURFSIDE HOMEOWNERS ASSOCIATION GAZEBO, PERGOLA & GREENHOUSE

APPROVAL REQUEST APPLICATION

To: Architectur	al Committee			
From:				
Owner's Name				
Mailing Address	S			
		Str	eet	
	City		State	Zip
Phone: ()			
Site Location: _	Division	Block	 Lot(s)	
Surfside Addres	s:		, ,	
I. I am requesti	ng approval for a Ga	azebo, Pergol	a, or Greenhouse:	
Gazebo:	Yes	Initials	Date	
	Yes : Yes			
(two Copies) locations of all measurer	eted and attached a , for my property, d improvements and ments and lot dime on the sample plot	epicting all	initials	Date

III. Materials of the Gazebo, Greenhouse, or Pergola: Please include a drawing/rendering or product brochure

Surfside Homeowners Association

Statement of Intent:

I hereby certify that the	to be built on	the property at D	lvision	
BlockLot(s)	_, in Surfside Estates will h	ave a maximum	height of	feet
above the center of the road level of	2 .		which from	its the property
according to the Surfside Homeowr	ers covenants.			1
I also certify that the minimum seth	packs from the property lin	es will be:		
Front (street)feet		_		
Rear:feet	•		•	
I also certify that the minimum dis	tance between the water li	ne to the house a		field will be
feet.				
I hereby certify that the the plans submitted and approved	to be bui by the Surfside Homeowne	It on the above d ers Architectural	escribed proper Committee.	rty will adhere to
Date:				
(Signature of owner)	Address	City	State	Zip
OR				
			_	
(Signature of Builder)	Address	City	State	Zip

Note to_	<u> Applicant:</u>

It is the applicant's responsibility to 1) identify any circumstances or variations (including, but not limited to, type of structure or materials, set-backs, height, minimum square footage, location of utilities, and foundation requirements) which do not comply with the provisions of these covenants; and 2) specifically request approval of such circumstances or variations below; or 3) to certify that there are no such circumstances or variations. I certify all aspects of the attached plans are in compliance with all provisions of the Surfside Homeowners Association covenants.
I certify that the following aspects of this application do, or may, not comply with the specific provisions of the Surfside Homeowners Association covenants listed below, and request specific approval by the Architectural Committee of these circumstances or variations:

Govenant Section		
	· · · · · · · · · · · · · · · · · · ·	
1	·	
·		
·		
	•	

Signature of Applicant	Date:
Signature of Appacant	

ONGOING AUTHORIZATION TO ENTER ON PROPERTY

The undersigned (the "Own	er") hereby repre	sents, agrees ai	nd authorizes as follows: 1. The
Owners owns Division	, Block	, Lot(s)	of Surfside Estates (the
"Property"). 2. The Owner happroval for construction or	as applied to the development on	Surfside Home the Property (t	owners Association ("Surfside") for he "Project"). 3. The Owner hereb
irrevocably grants consent f Committee and other repre- future, for inspection relate should be approved, whether	or Surfside emplo sentatives of Surf d to the Project in er the Project as o	yees, members side to enter or ncluding, withou constructed, or	of the Surfside Architectural nto the Property, now and in the at limitation, whether the Project as being constructed, complies
to the Project in the future. the members of the Surfside	4. The Owner her Architectural Co	eby releases Summittee and o	e and whether there is any change Irfside, the employees of Surfside, ther representatives of Surfside out of entry onto the Property
pursuant to this Ongoing Au			
Date:		Date:	

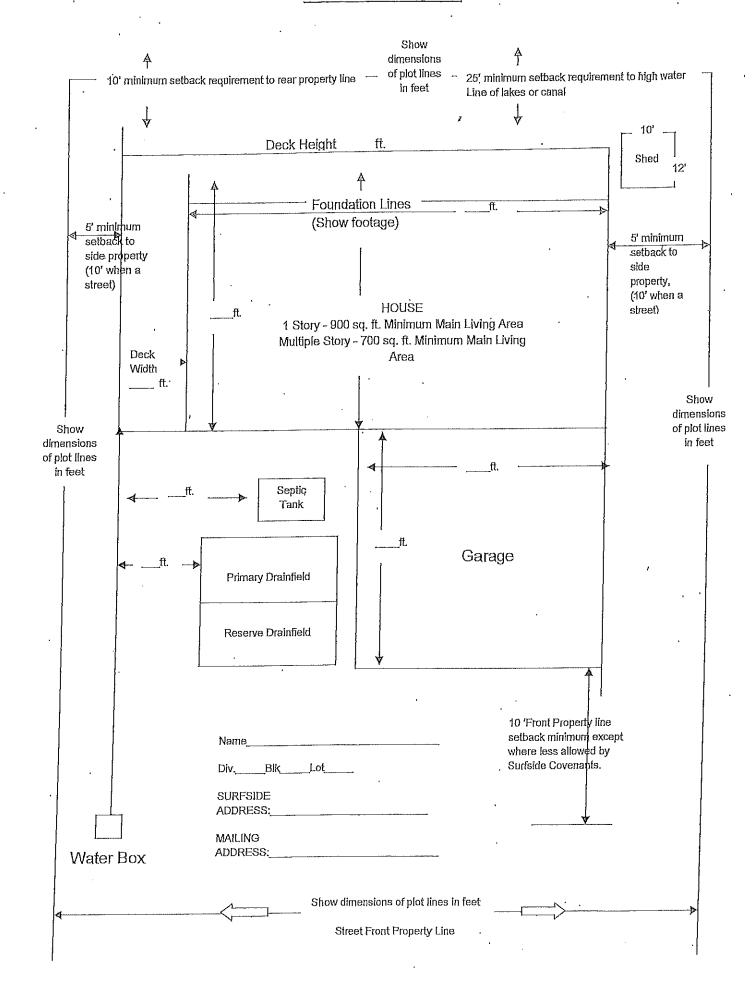
COVENANTS GOVERNING Gazebo, Pergola and Greenhouses

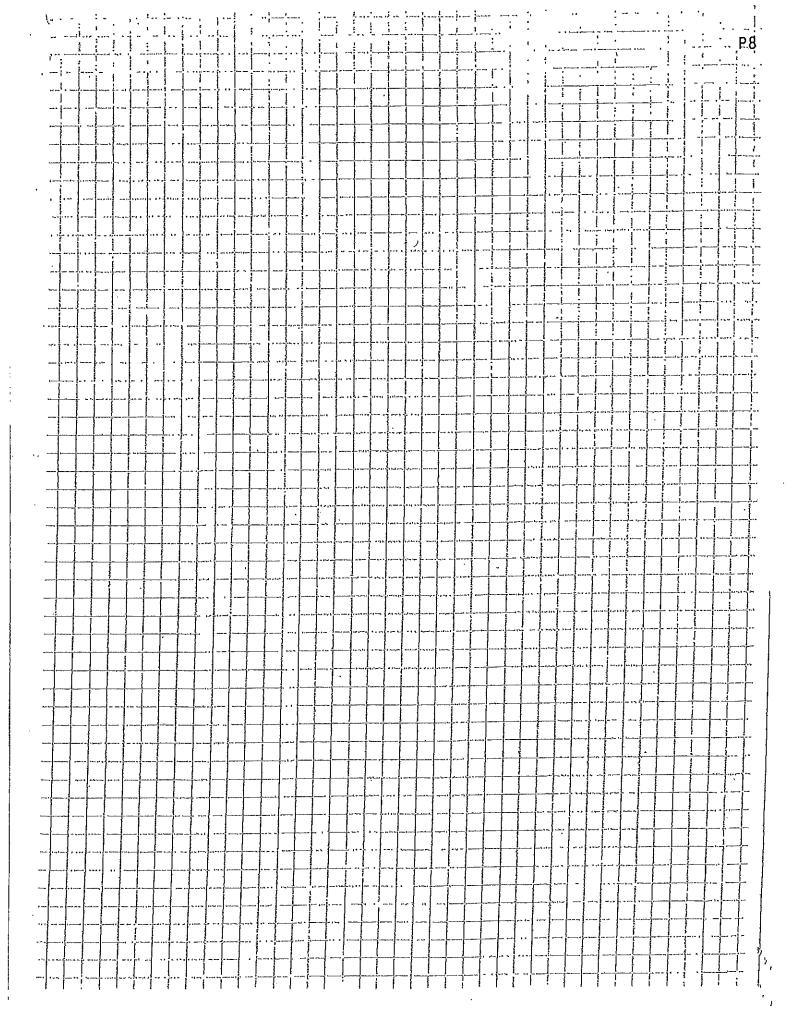
3.2f No structure, shall be constructed within twenty-five (25) feet from the edge of the canals, lakes or waterways within Surfside Estates.

WITH THE SIGNATURES BELOW I CERTIFY ALL ASPECTS OF THE ATTACHED PLANS ARE IN COMPLIANCE WITH ALL PROVISIONS OF THE SURFSIDE HOMEOWNERS ASSOCIATION COVENANTS.

	(Representative /Agent)		(Business Name)
nailing Addres	ss:		
J	-	Street	
	City	State	Zip
Phone: (Signature of Representative/Agent
PLANS ARE	SUBMITTED BY OWNER:		
	Signature of Owner		Date

SAMPLE PLOT PLAN







BUILDING - ENVIRONMENTAL HEALTH . PLANNING

Gazebo/Pergola Policy¹

Summary Statement

This policy clarifies the exemption requirements for a Gazebo/Pergola constructed within Pacific County for residential purposes. As the typical "Gazebo/Pergola" cannot be constructed prescriptively in accordance with the International Building Codes, the Department of Community Development will allow construction of a gazebo/pergola under certain size and conditions to be exempt from permitting requirements.

Definition '

For the purpose of this policy, the definition of a "gazebo/pergola" ls: a detached, single story, "U" type structure open on all sides or screened with lattice, typically for relaxation or entertainment.

Authority

RCW 19.27.060(3) "The governing body of each county or city may limit the application of any portion of the state building code to exclude specified classes or types of buildings or structures according to use other than single-family or multifamily residential building."

Permit Exemption Requirements

One (1) temporary Gazebo/Pergola not exceeding two hundred (200) square feet and/or ten (10) feet in height shall be exempt from County permitting requirements, if the following criteria is met:

- Shall not exceed two hundred (200) square feet² and/or ten (10) feet in height
- Must comply with all required setback, including setbacks to property lines, septic systems, wetlands, etc.³
- Will only be used for residential purposes
- Shall be open on all sides or screened with lattice
- Shall not contain plumbing
- Construction shall be temporary in nature⁴

Permit Requirements

Gazebos/Pergolas not exceeding two hundred (200) square feet and/or ten (10) feet in height on permanent foundations - do not require building permits, but do require planning permits (CARL, zoning, and any other applicable planning permits) regardless of size.

¹ This policy shall not be deemed to grant authority for any work to be done in any manner in violation of the provisions of the Building Codes, Ordinances of Pacific County, or the Laws of the State or the Federal Government.

² The County understands that this is above the limit referenced in Pacific County Ordinance No. 151; however, an Administrative decision has been made to allow exempt structures to be built larger than 120 square feet that meet the criteria contained within this policy.

If the structure will be located within a critical area, i.e., wetland, shoreline of the state, etc., planning permits will be required and/or the structure to be removed or relocated.

^{4 &}quot;Temporary in nature" is defined as placed on a temporary type of foundation such as pler blocks or skids, and is readily movable as described in Pacific County Zoning Ord. No. 184.

Gazebos/Pergolas exceeding two hundred (200) square feet and/or over ten (10) feet in height – do require building and planning permits and shall be drawn by a design professional.

Gazebos/Pergolas used for commercial purposes and/or public use, i.e. rv parks, regardless of size – do require building and planning permits and shall be drawn by a design professional.

Approved by:

Tim Crose, Director/Building Official

Data

BUILDING - ENVIRONMENTAL HEALTH - PLANNING

Green House Permit Exemption Policy

Definitions

For the purpose of this policy the definition of a "green house" is: a single story, "U" type, accessory structure with largely transparent walls and roof used solely for the purpose of growing horticultural plants including ornamental plants, flowers, vegetables and fruits, and excluding the growing of marijuana. This structure may not be used for human habitation, or storage of items not directly related to the purpose of the building as stated above.

Also for the purpose of this policy, a "temporary growing structure" is: a green house, as defined above, that has the sides and roof completely covered with polyethylene, polyvinyl, or similar flexible synthetic material.

Authority

RCW 19.27.060(3) "The governing body of each county or city may limit the application of any portion of the state building code to exclude specified classes or types of buildings or structures according to use other than single-family or multifamily residential buildings."

Pacific County Ordinance 151 106.2 (13) Work Exempt from Permit - "Buildings as defined in Group U, Division 1, which are intended solely for agricultural uses...."

RCW 51-50-5007 "The provisions of this code do not apply to "temporary growing structures" used solely for the commercial production of horticultural plants including ornamental plants flowers, vegetables, and fruits.

Permitting Requirements⁴

Temporary growing structures - do not require building permits but do require a planning permit⁵ if they exceed 200 sq. ft⁵.

The Building Code does not define a greenhouse - in keeping with Section 201.4 of the Building Code (terms not defined), the County has defined greenhouse using an "ordinarily accepted meaning such as context implies", which included the definition out of the Dictionary and encyclopedia definitions, as well as other information obtained in building documents were considered

² "transparent" means any glass, fiberglass, plastic, etc. structure

A structure meant for the growing of marijuana is a F1 (Factory) structure, because of the ventilation, lighting, etc that is needed for such a structure. However, during the plan review process, the applicant can show that there is no need for it to be an F1 structure then the County may allow for a U structure, but it is not guaranteed.

All greenhouses other than those listed under this section of "Permitting Requirements" require a building permit.

The County is concerned about the potential for a greenhouse to be placed within a wetland buffer or in a wetland; therefore, a planning permit is required to assure that the setbacks are being met.

The County understands that this is above the limit that has been allowed in the County; however, an Administrative decision was made that greenhouses would be the exception, which is possible through the IBC.

Green houses on permanent foundations- do not require building permits, but do require CARL and a zoning/planning permits.

Green houses on temporary foundations (readily movable and 200sq. ft. or less) - do not require building or planning permits.

Notes:

Any green house attached to a structure other than a detached "U" structure requires regular building and planning permits.

This green house policy shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Building Codes or any other ordinances of Pacific County or laws of the State or Federal Government.

All setback requirements, including setbacks to property lines, septic systems, wetlands etc. must be strictly followed.

Approved by:

Tim Crose, Assistant Director

Date