



SAN JUAN COUNTY PERMIT CENTER

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MEMO

April 16, 2001

To: Whom it may concern

Subject: Owner Builder Life-safety Inspections

Please be advised that Owner Builder Permits issued prior to 1988, which started with either "OB" or "A", do not require a life-safety inspection by our department prior to being rented, leased or sold. The old ordinances stated that "no such inspection shall be required and no fee shall be due if the owner-builder undertakes to sell, lease or rent the structure as a residence more than five years after notification by postcard to the building inspector that the structure has been substantially completed." Departmental records for the old owner-builder permits are incomplete and we cannot establish for a fact if the applicants notified the building inspector or not. Therefore, it is the policy of this department not to perform a life-safety inspection on these old Owner-Builder Permits.

On the other hand Owner Builder Permits issued starting in 1988 through the present, which started with "BO" must comply with the following provisions:

SJCC 15.04.15 LIMITATION ON USE OF OWNER/BUILT STRUCTURES:

No residence or appurtenant structure built under an owner/builder permit shall be sold, leased, or rented until the following conditions have been met:

- (1) The County Building Official is notified in writing by the owner or his/her agent thirty days prior to the contemplated sale, lease or rental, of the owner's intentions.
- (2) Within twenty days following receipt of such notice, the County Building Inspector shall conduct an inspection of the premises and provide the owner or his/her agent with a list of all visible life safety deficiencies (as described in the SJCC 15.04.513, Life Safety). The fee for such inspection shall be \$50.00. Successive rentals do not require separate inspections. (Successive Sales do!)
- (3) The owner or his/her agent shall, within ninety days after receipt of the County Building Inspector's report, and prior to sale, lease or rental, shall correct all such deficiencies. The owner or his/her agent may request an extension of the ninety-day period from the County Building Official.

If you have any questions, please contact me.

Jan

OWNER BUILDER LIFE SAFETY INSPECTION GUIDE
 (As required by SJCC 15.04.518; Limitation on Use of Owner/Built Structures

Prepared 03/22/2001

"BO" Permit Number	BO 001-109	BO 110-230	BO 231-410	BO 411 & UP
CODE YEAR	1988	1991	UBC & UMC 1994 / UPC 1991	1997
ORDINANCE #	174-1989	80-1992	80-1992	80-1992
Vapor Barrier	1988 WSEC 601 (f) 4 mil Vapor Barrier required in crawl spaces	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
Guardrails	1988 UBC Section 171.1: Decks & Balconies more than 30" above grade require rail 36" height, Max. 4" sphere, Glass guardrails must have safety glass	1991 UBC Section 1712 (a): Decks & Balconies more than 30" above grade require rail 36" height, Max. 4" sphere, Glass guardrails must have safety glass	1994 UBC Section 509: Decks & Balconies more than 30" above grade require rail 36" height, Max. 4" sphere, Glass guardrails must have safety glass	1997 UBC Section 509: Decks & Balconies more than 30" above grade require rail 36" height, Max. 4" sphere, Glass guardrails must have safety glass
Handrails	1988 UBC Section 3306 (j): Required on one side of stairway, 34-38" above nose of tread. Shall be continuous and ends returned. Handgrip portion 1-1/2" - 2" cross section. Flat 2x4 or 2x6 not allowed unless shaped to provide a grip.	1991 UBC (WSA) Section 3306 (j): Required on one side of stairway, 34-38" above nose of tread. Shall be continuous and ends returned. Handgrip portion 1-1/2" - 2" cross section. Flat 2x4 or 2x6 not allowed unless shaped to provide a grip.	1994 UBC (WSA) Section 1006.9: Required on one side of stairway, 34-38" above nose of tread. Shall be continuous and ends returned. Handgrip portion 1-1/4" - 2" cross section. Flat 2x4 or 2x6 not allowed unless shaped to provide a grip.	1997 UBC (WSA) Section 1003.3.3.6: Required on one side of stairway, 34-38" above nose of tread. Shall be continuous and ends returned. Handgrip portion 1-1/4" - 2" cross section.
Egress Windows	1988 UBC Section 1204: Required in all sleeping rooms. Openable without special tools. Net clear opening 5.7 s.f. Minimum net clear height: 24". Minimum net clear width: 20". Finished sill height max 44" above finished floor.	1991 UBC Section 1204: Required in all sleeping rooms. Openable without special tools. Net clear opening 5.7 s.f. Minimum net clear height: 24". Minimum net clear width: 20". Finished sill height max 44" above finished floor.	1994 UBC Section 310.4: Required in all sleeping rooms. Openable without special tools. Net clear opening 5.7 s.f. Minimum net clear height: 24". Minimum net clear width: 20". Finished sill height max 44" above finished floor.	1997 UBC Section 310.4: Required in all sleeping rooms. Openable without special tools. Net clear opening 5.7 s.f. Minimum net clear height: 24". Minimum net clear width: 20". Finished sill height max 44" above finished floor.
smoke detectors	1988 UBC Section 1210 (a): Hard wired, mounted on ceiling or wall in hall or corridor giving access to all sleeping rooms and at least one on each floor (including basement). Shall be audible in all sleeping areas.	1991 UBC Section 1210 (a): Hard wired, installed in each sleeping room and in hall or corridor giving access to all sleeping rooms and at least one on each floor (including basement). Shall be audible in all sleeping areas.	1994 UBC Section 310.9.1.4: Hard wired, installed in each sleeping room and in hall or corridor giving access to all sleeping rooms and at least one on each floor (including basement). Shall be audible in all sleeping areas.	1997 UBC Section 310.9.1.4: Hard wired, installed in each sleeping room and in hall or corridor giving access to all sleeping rooms and at least one on each floor (including basement). Shall be audible in all sleeping areas.
Safety glass	Not Required	Title 70.89, RCW: Required in interior and exterior exit doors, sliding glass doors, storm doors, shower doors, bathtub enclosures, and fixed glass panels immediately adjacent to doors which are less than 18" above the finished floor.	Title 70.89, RCW: Required in interior and exterior exit doors, sliding glass doors, storm doors, shower doors, bathtub enclosures, and fixed glass panels immediately adjacent to doors which are less than 18" above the finished floor.	1997 UBC Section 2406: Same as conventional building permit requires.
r3/u1 separation	Not Required	5/8" Type "X" Sheetrock on the accessory side of the wall assembly and self-closing, 1-3/8" tight fitting solid wood door.	5/8" Type "X" Sheetrock on the accessory side of the wall assembly and self-closing, 1-3/8" tight fitting solid wood door.	5/8" Type "X" Sheetrock on the accessory side of the wall assembly and self-closing, 1-3/8" tight fitting solid wood door.
wood stove	Installation of and clearance needed to wood burning stoves, ranges and stovepipes.	Installation of and clearance needed to wood burning stoves, ranges and stovepipes. Must be certified by DOE	Installation of and clearance needed to wood burning stoves, ranges and stovepipes. Must be certified by DOE	Installation of and clearance needed to wood burning stoves, ranges and stovepipes. Must be certified by DOE

SAN JUAN COUNTY PERMIT CENTER

P.O. BOX 947 FRIDAY HARBOR, WA 98250 - OFFICE PHONE NO. (360) 378-2116

OWNER BUILDER LIFE SAFETY INSPECTION REPORT

OWNER'S NAME _____ DATE INSPECTION REQUESTED _____

ADDRESS _____ DATE INSPECTION PERFORMED _____

ISLAND _____ BO PERMIT NUMBER _____ TIME OF INSPECTION _____ AM/PM

INSPECTORS NAME _____

APPROVED	CORRECTION REQUIRED		"BO" Permit Number	BO 001-109
			CODE YEAR	1988
			ORDINANCE #	174-1989
			Vapor Barrier	1988 WSEC 601 (f) 4 mil Vapor Barrier required in crawl spaces
			Guardrails	1988 UBC Section 1711: Decks & Balconies more than 30" above grade require rail 36" height, Max. 6" sphere, Glass guardrails must have safety glass
			Handrails	1988 UBC Section 3306 (j): Required on one side of stairway, 34-38" above nose of tread. Shall be continuous and ends returned. Handgrip portion 1-1/2" - 2" cross section. Flat 2x4 or 2x6 not allowed unless shaped to provide a grip.
			Egress Windows	1988 UBC Section 1204: Required in all sleeping rooms. Openable without special tools. Net clear opening 5.7 s.f. Minimum net clear height: 24". Minimum net clear width: 20". Finished sill height max 44" above finished floor.
			smoke detectors	1988 UBC Section 1210 (a): Hard wired, mounted on ceiling or wall in hall or corridor giving access to all sleeping rooms and at least one on each floor (including basement). Shall be audible in all sleeping areas.
			Safety glass	Not Required
			r3/u1 separation	Not Required
			wood stove	Installation of and clearance needed to wood burning stoves, ranges and stovepipes.

THIS INSPECTION HAS BEEN PERFORMED IN ACCORDANCE WITH ORDINANCE 174-1989.

ONLY THE ITEMS LISTED ON THIS FORM HAVE BEEN INSPECTED.

THE OWNER OR HIS/HER AGENT SHALL MAKE ALL REQUIRED CORRECTIONS WITHIN NINETY DAYS OF THIS INSPECTION

EACH OWNER/BUILDER, PURCHASER, LESSEE OR RENTER OF AN OWNER/BUILT STRUCTURE MUST FILE A STATEMENT WITH THE BUILDING OFFICIAL STATING, UNDER PENALTY OF PERJURY, THAT HE/SHE IS OCCUPYING OR USING THE STRUCTURE WITH THE KNOWLEDGE AND UNDERSTANDING THAT THE STRUCTURE WAS NOT BUILT PURSUANT TO THE UNIFORM BUILDING CODE AND THE STATEMENT SHOULD FURTHER INDICATE THAT THIS MAY CREATE RISKS OF INJURY OR DAMAGE WHICH THE OCCUPANT FREELY ASSUMES AND FROM WHICH THE OCCUPANT HOLDS THE COUNTY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS. THE OCCUPANT SHALL ALSO AGREE, AS A CONDITION OF THE NEW OCCUPANCY APPROVAL, TO ABIDE BY ALL APPLICABLE CONDITIONS OF THE PERMIT UNDER WHICH THE STRUCTURE WAS CONSTRUCTED.

ACKNOWLEDGED BY _____ DATE _____

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APPROVED	CORRECTION REQUIRED	"BO" Permit Number	BO 110-230
		CODE YEAR	1991
		ORDINANCE #	80-1992
		Vapor Barrier	NOT REQUIRED
		Guardrails	1991 UBC Section 1712 (a): Decks & Balconies more than 30" above grade require rail 36" height, Max. 4" sphere, Glass guardrails must have safety glass
		Handrails	1991 UBC (WSA) Section 3306 (I): Required on one side of stairway, 34-38" above nose of tread. Shall be continuous and ends returned. Handgrip portion 1-1/2" - 2" cross section. Flat 2x4 or 2x6 not allowed unless shaped to provide a grip.
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		smoke detectors	1991 UBC Section 1210 (a): Hard wired, installed in each sleeping room and in hall or corridor giving access to all sleeping rooms and at least one on each floor (including basement). Shall be audible in all sleeping areas.
		Safety glass	Title 70.89, RCW: Required in interior and exterior exit doors, sliding glass doors, storm doors, shower doors, bathtub enclosures, and fixed glass panels immediately adjacent to doors which are less than 18" above the finished floor.
		r3/u1 separation	5/8" Type "X" Sheetrock on the accessory side of the wall assembly and self-closing, 1-3/8" tight fitting solid wood door.
		wood stove	Installation of and clearance needed to wood burning stoves, ranges and stovepipes. Must be certified by DOE

THIS INSPECTION HAS BEEN PERFORMED IN ACCORDANCE WITH ORDINANCE 80-1992.

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APPROVED	CORRECTION REQUIRED		"BO" Permit Number BO 231-410
			CODE YEAR UBC & UMC 1994 / UPC 1991
			ORDINANCE # 80-1992
			Vapor Barrier NOT REQUIRED
			Guardrails 1994 UBC Section 509: Decks & Balconies more than 30" above grade require rail 36" height, Max. 4" sphere, Glass guardrails must have safety glass
			Handrails 1994 UBC (WSA) Section 1006.9: Required on one side of stairway, 34-38" above nose of tread. Shall be continuous and ends returned. Handgrip portion 1-1/4" - 2" cross section. Flat 2x4 or 2x6 not allowed unless shaped to provide a grip.
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