



PLANNING AND DEVELOPMENT SERVICES

LOUIS J. HAFF, PE, INTERIM DIRECTOR

GARY R. CHRISTENSEN, AICP
Administrative Official &
Assistant Director of Planning

KENDRA SMITH, ASLA, AICP
Assistant Director
Community Development

BILL DOWE, CBO
Building Official
Permit Center

FOUNDATION PERMITS

FOR MOVED OR ELEVATED BUILDINGS

A. When do I need a permit?

All buildings that are moved into or within Skagit County (even if it's only across the street or to the other side of your property) require a building permit prior to placing the building on site. This requirement includes buildings that are being raised up from the existing foundation (for example: elevating a building above the base flood level in a floodplain). If changes are being made to the plumbing or mechanical systems, a plumbing/mechanical permit is also needed.

B. What do I need for a permit?

1. When moving a building to a property where there hasn't been a building, or even to a different location on the same property, you need to supply everything that you would if you were going to build something new. The only exception, or difference, is that you will not need to bring in complete construction plans for the building. Read item "C" below for what plans you do need.
2. When all you are doing is raising the building up for a new foundation you need to supply at least a completed application, a really good site plan and the construction plans listed in item "C" below.

C. What kind of plans will I need?

If you're moving a building, the four plans you need to bring in with the application are listed below. If all you're doing is raising it up in place, you only need to bring in the first three.

1. Foundation plan. This plan needs to show the layout of the footing and foundation and the location of interior concrete pads or footings.
2. Floor-framing plan. This plan needs to show the size, grade, species and spacing of floor joists, interior support beams and interior support posts.
3. Cross-section drawing. This drawing needs to show the dimensions of the footing (width and depth), foundation (width and height), location and size of reinforcement, and the method of attachment of the building to the new foundation (such as anchor bolts).
4. Floor plan. This drawing needs to show the room layout (where the walls are), what the use of each room is (bedroom, bathroom, kitchen, so on), and if any of the interior walls are bearing walls (like for ceiling joists or floor joists). A plan like this is needed for each story of the building (it doesn't have to be professionally drawn as long as it gets the information across). If you're also going to remodel the building, we need plans that show how it looks now and how

it will look when you're done. Make sure to include the location of plumbing and mechanical fixtures, stairways, etc.

D. What kinds of inspections will I need?

Required inspections include the following areas. These are the minimum inspections. There might be more depending on the project

1. Footing and foundation. When you have your forms and steel reinforcement in place but before pouring the concrete.
2. Framing. When new posts, beams or joists (if any) have been installed in the crawl space.
3. Plumbing. When new water supply lines, waste and vent lines, and gas piping lines have been installed and there is a pressure test on them.
4. Final. When crawl space vents are in, when the building is fully connected to the new foundation, when the moisture barrier is installed and when any new stairs and landings are completed
5. The above inspections apply when the only work is a new foundation. If there are repairs, alterations or additions to the building in addition to the new foundation, all regularly required inspections apply.

E. What will the permit cost me?

Permit fees for a foundation, with no other work involved, are based on the amount of lineal feet of foundation involved. As an example ONLY, a 1200 square foot house that is just being elevated or the foundation replaced will cost approximately \$250.00. The same 1200 square foot house being moved within the parcel or from another location will cost approximately \$400.00. The difference between the two is due to additional fees and review necessary when a new site or parcel is involved.

F. How long will it take to get my permit?

The answer is that it depends on how complete and accurate the application is. This is an area where the applicant has some direct control over how long it takes, by submitting a complete application for review. A permit application for a foundation on a new site or parcel requires most of the same review as for a new building. A permit application for a foundation when the building is already existing on the site, and when the application is fully complete, can often times be issued the same day or within a day or two as long as the application, site plan and building plans are really complete.

G. What other permits will I need?

- a. Any changes to the electrical service or wiring will require an electrical permit from the Washington State Department of Labor & Industries.
- b. If there is not an approved well and septic system, or public water and sewer availability, separate well and septic permits will be required.
- c. If the building is being moved from another location, a permit from the Skagit County Treasurer's office may be required.
- d. An access permit is required if there is not already an approved access to the parcel, if the property is being accessed from other than a private road.
- e. Other permits may be necessary on an individual basis, but the above permits are the most common.