



"The City of Bonney Lake's mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services"

CITY OF BONNEY LAKE **Residential Building Permit Information**

Building Permits:

A Building Permit is required to erect, construct, alter, repair, move, improve, convert, or demolish any building or structure. A permit is not required for any accessory structure under 120 sq. ft (effective 7/1/07) per IRC R105.2 #1. All setback requirements shall apply, whether a permit is required or not.

Land Clearing:

Land Clearing is not allowed on vacant properties without a valid Land Use Permit. Land Clearing Permits are required in R-1, R-2, R-3, C-1, C-2, C-3, M-1 and PF zones in conjunction with Land Use Permits.

Setbacks:

City Residential lot setbacks (minimum):

- Front: 20' from Right of Way (except for SR 410)
- Sides: 15' total for both sides, with a minimum of 5' for one side
- Rear: 20' from rear property line.

Exceptions:

- Front: 55' from SR 410 Right of Way
20' from the Right of Way for each frontage on lots with two front yards
- Rear: 10' for accessory buildings (i.e. detached garages, sheds, etc.)

** Note: Corner lots have two fronts and two sides; triangle lots have a front, a rear, and a side.*

Lake Tapps Waterfront Property Setbacks:

- Waterfront: 30' from the Ordinary High Water Mark (545' elevation line)
** If flooding is possible, setbacks from the high water line are increased as required to achieve a safe distance.*
- Sides: 8' for each side. (Side setbacks apply for docks as well as structures)
** If lot is 60' or narrower, then 5' side setbacks shall apply to buildings only; waterfront shall remain not less than 30' from the Ordinary High Water Mark (545' elevation line).*
- Front: 35', or 75' from the design center line, whichever is greater on property abutting a designated arterial street
20' from right-of-way line (property line) or 55' from the design center line whichever is greater for all other streets

Plan Check Fee:

A plan check fee is paid when a building application is submitted. When the permit is issued, utility connection fees, applicable City and State fees, and any outstanding balances in association with the permit shall be paid. Monthly water availability fees begin when the water meter is installed (per crew schedule). Monthly sewer availability fees begin when the final sewer inspection is approved. Minimum garbage service is started when the final building inspection is approved.

Posting Permits, Approved Plans, and Address:

Permits and plans must be protected from the weather and be accessible to the inspector when inspections are scheduled. During construction, temporary building address must be visible from the right of way.

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Manufactured Homes:

In zone areas which allow mobile/manufactured homes, the mobile/manufactured home must be a doublewide and have a minimum of 800 square feet. Floor plan, make/model number, serial number, and year shall be submitted with permit application. Please see the mobile/manufactured home handout for more information.

Sewer:

The City of Bonney Lake has a sanitary sewer system. Houses shall be designed to allow for connection to the sewer. If the owner elects to construct a house below the sewer grade, the cost of a sewer pump is the property owner's responsibility. Properties within 250 feet of a sewer main shall connect to the sewer system.

Water Piping:

Only lead-free solder piping and other lead-free plumbing materials shall be used for water piping.

Applicable Codes per Washington State as adopted by reference by the City of Bonney Lake Municipal Code.

Footings and Foundations:

Footings require 2 # 4 rebar bend corners and a lap bar splicing with a minimum of 18". Foundation steel requirements per Washington State Bldg. Code current edition.

1. All structures require concrete foundations with 2 #4 bars in the footings (one on the top and one on the bottom of the footings).
2. All residence and garage foundations require reinforced steel.
3. Continuous footings are required. Single stories shall have a minimum of 12" wide and 6" deep; 2-stories shall have a minimum of 15" wide and 7" deep per IRC table R403.1.

Accessory Structures (Garages, Sheds, Etc.)

A building permit is not required for detached single-story accessory structures, such as tool and storage sheds and playhouses, which do not exceed 120 sq. ft per R105.2 #1. All setbacks, planning and zoning requirements apply to accessory structures under 120 sq. ft; please note that such buildings cannot be constructed on a site/lot which does not have a primary residence.

Fences:

A building permit is not required for fences measuring 6' or less in height. The maximum height allowed for a residential fence is 3' to 6' depending on lot orientation (BLMC 18.22.020). Please refer to the fence handout for more information.

Fireplaces and Woodstoves:

All fireplaces and wood-burning stoves shall meet current environmental standards, be State Certified, and ICC/UL listed. Clearances and Manufacture's Data Sheet shall be submitted with permit application. (For woodstoves in mobile/manufactured homes, please contact Washington Labor and Industries at 596-3814).

Retaining Walls:

A permit is necessary for walls 4 feet and taller, walls under 4' which support a surcharge, and walls located near water. A permit for walls under 4' is not required if the wall is not located near water, or if it does not support a surcharge. The 4' height is measured from the bottom of the footing to the top of the wall.

Infiltration:

Storm infiltration, or a drainage retention system, is required for all impervious surfaces over 500 square feet unless otherwise required by the City. Infiltration system requirements apply to all construction including additions, covered porches and patios, garages, detached accessory structures, and impervious surfaces such as driveways which are 500 square feet or greater.

Setback	R-1 zoning	R-2 zoning	R-3 zoning
Front – residence	10 feet	20 feet*	15 feet
Front – garage	20 feet	20 feet*	15 feet
Front from Hwy. 410		55 feet*	
Side	5 feet	5 feet, total 15	5 feet, total 15
Rear – residence	20 feet	20 feet	20 feet
Rear – garage	10 feet	10 feet	10 feet
Rear – accessory bldg.	10 feet	10 feet	Not addressed
Rear – boathouse	0 feet	0 feet	Not addressed

* In areas where existing right-of-way is insufficient, additional setback may be required by the Public Works Director.

Note: Corner lots have two front yards and the remainder are side yards; triangular lots with one lot line fronting a street have one front yard, the shorter of the two remaining lot lines is a rear yard and the longer of the two lot lines is a side yard.