



PERMIT SUBMITTAL REQUIREMENTS FOR Fire Damage

PERMITTING & DEVELOPMENT
BUILDING
DIVISION
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The purpose of this handout is to assist the public in complying with the detailed permit submittal requirements. It is not a complete list of permit or code requirements and should not be used as a substitute for applicable laws and regulations. It is the responsibility of the owner/design professional to review the submittal for completeness. Only complete applications will be accepted by the city for review.

PERMIT REQUIRED: A permit is required for the repair or remodeling of fire damaged structures.

DEFINITIONS:

Repair: Removal and replacement in kind of sheetrock, exterior plywood, siding, and insulation. Plans are typically not required where the scope of repairs is minor, and the permit may be issued over the permit counter. All work is subject to field inspections by the City Building Inspector. Required inspections will be determined at permit issuance.

Remodeling: Installing new or reconstructing walls within the existing structure, whether bearing or non-bearing; replacing structural members such as beams, columns or roof framing members. Plans are required and the City must review prior to permit issuance. ([See Handout #B61](#)) for remodeling)

NON-CONFORMING STRUCTURES & THE ZONING CODE:

When the cost of repair or restoration exceeds 75% of the current assessed building value, the entire structure must comply with the current development code for new structures, including setbacks, lot coverage, height, etc. Assessed value of the building is determined by the Building

Official based on floor area, or a current appraisal of the building.

- Floor area method: A dimensioned floor plan must be submitted with floor areas noted for the dwelling and the garage. Current valuation costs will be applied as established by the Building Official.
- Appraisal method: The appraisal document shall not be older than six months from the date of permit application and must be prepared by a State of Washington Certified General Appraiser.

The value of repairs is based on contractor's bid. The bid must be itemized and be accepted by the Building Official to accurately reflect the construction costs. Repairs to structures regardless of the extent of damage shall meet current building, fire and energy codes.

CODES:

International Building Code & International Residential Code (Current Editions)
Edmonds Community Development Code
Chapter 17.40

PERMIT SUBMITTAL ITEMS:

1. City Application.
2. Repair: Submit a scope of work statement.
or
Remodel: Include contractor's bid with itemized scope of work and applicable plans.
3. Go to: MYBUILDINGPERMIT.COM for permit submittal.

NOTE: Electrical permits are obtained from the Department of Labor & Industries in Everett (425-290-1309) or www.lni.wa.gov.

POST-FIRE INSPECTION: Once the structure is safe to enter (or view as applicable), please contact the Building Department at (425) 771-0220 to schedule a site visit by a building inspector. The inspector will help to identify where any unsafe portions of the site or structure need to be secured by fencing or boarding up as appropriate, as well as assist in determining the scope of work for the building permit. It is the responsibility of the property owner to ensure the site is properly secured.