



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 NORTH RUBY STREET SUITE #2 ■ ELLENSBURG, WA 98926
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ITEM

GARAGE WITH HABITABLE SPACE POLICY

FOR MORE INFORMATION VISIT THE CDS WEBSITE AT: WWW.CO.KITTITAS.WA.US/CDS

Occasionally, an applicant will submit for a garage permit that includes habitable living space in the garage. If there is no permanent, permitted residence on the property, a garage can only include habitable living space if **all** of the following conditions are met:

- The habitable space shall meet all current building, mechanical and plumbing code requirements (IRC R202).
- The garage must include a full bathroom, including a permanent potable water source.
- The garage may be permitted with or without a kitchen. However, if a kitchen is installed, the structure will be considered a residence.
- The plumbing system must be connected to a permitted and approved septic system.
- The garage must be insulated per the Washington State Energy Code (WSEC).
- The garage must have a permanent, code approved heat source.
- The floor loading for habitable space and storage areas (not commercial) shall be #40 lbs per square feet.

DATE: 10/22/07

CDS DIRECTOR: *[Signature]*

(Ratified by the BOCC at public hearing on October 16, 2007)