

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
14-04	KCC Section 14.04.055, Small Residential Structures	KCC Section 14.04.055 Small Residential Structures. Amend Chapter 14.04 to provide standards for allowing interim, small scale abodes.	Staff	CDS	Approval

The small house movement is a return to houses less than 1,000 square feet, some as small as 80 square feet. Small houses may emphasize design over size, utilize dual purpose features and multi-functional furniture, and incorporate technological advances of space saving equipment and appliances. Vertical space optimization is also a common feature of small houses and apartments. Small houses have become attractive as second homes. Regulations are needed to insure safety of construction since current building codes are applicable only to structures of square footage sizes well above the size of a small home.

A number of such structures have been built in Kittitas County without permits and staff recommends that these structures be required to have permits when used as secondary or primary living units. Upon further review, staff finds that the language presented to the Planning Commission and crossed out within this report, is unnecessary and removed since it already exists within the adopted Building Code. Highlighted text is transferred from previous 14.15.055.3.d.

DRAFT – November 2014

Kittitas County Code Section 14.04.055, Small Residential Structures, is proposed as follows:

**Chapter 14.04
BUILDING CODE**

Sections

- 14.04.010 Adoption of referenced codes.
- 14.04.020 Design requirements.
- 14.04.030 Building relocation - Applicant.
- 14.04.040 Mobile, manufactured, designated manufactured and modular homes.
- 14.04.045 Recreational Vehicles and Park Model Trailers.
- 14.04.046 Other factory built dwellings.
- 14.04.050 Dry cabins.
- 14.04.055 Small Residential Structures
- 14.04.060 Fees.
- 14.04.070 Permits.

Section 14.05.055. Small Residential Structures

1. Every structure built for habitable or shelter purposes with access to water or electricity, and which is less than two hundred (200) square feet, shall be considered a "small residential structure" and will require a building permit per standards of IBC and KCC Title 5- 13 and 14. All other provisions of the structural, fire and life-safety codes

regulated by the IRC or HUD and Washington State shall also be met. Minimum room sizes, dimensions and fixtures shall be per the current adopted building Code.

2. Every small residential structure shall have at least one habitable room with no room less than seven (7) feet in any horizontal or vertical dimension.
3. Room Size Requirements. The minimum room and size requirement would be as follows:
 - a. At least one (1) room 120 sq. ft. (may be utilized as a living room/bedroom combination). If a separated bedroom is desired, it must be a minimum 70 sq. ft. and not less than 7 feet in any direction.
 - b. A kitchen of any size to accommodate a sink, refrigerator and means of preparing/cooking a meal.
 - c. A bathroom of any size to accommodate a toilet, sink and shower or bath per the space requirements of fixtures listed in the IRC.
 - d. All other provisions of the structural, fire and life safety codes regulated by the IRC or HUD and Washington State.
 - e. Alternative methods and materials of construction will be considered when shown that the proposal meets the intent of the IRC.
 - f. Engineering is required for any structure located in an area of greater than 70 lb. ground snow load or does not meet prescriptive construction requirements in the IRC.
4. Portions of a room with a sloping ceiling measuring less than five (5) feet or a furred ceiling measuring less than seven (7) feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area.
5. All plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.
6. Structural Provisions. All small residential structures will be required to:
 - a. Be securely placed and anchored to a permanent foundation, and be designed to withstand wind or seismic load and snow loads as determined by the Kittitas County Community Development Services.
 - b. Meet the Wildland Urban Interface Code.
 - c. Adhere to Critical Areas Ordinance, Shoreline Master Program and any zoning or land use regulations for Kittitas County.