

March 20th meeting items for discussion

Based upon the following I request the board discuss and a remove the need for permits for low risk exempt structures

## **1. Uniform Building Code (UBC) Exemption Requirements**

**The UBC, widely used as a model code, generally exempts small, low-risk structures from building permit requirements if they meet specific criteria. Common exemptions include:**

- **Accessory Structures:** One-story detached accessory buildings (sheds, playhouses) used as storage or tool sheds, provided the floor area does not exceed **120 square feet**.
- **Fences:** Fences not over **6 feet (1829 mm)** high, though some jurisdictions limit front-yard walls to **42 inches**.
- **Retaining Walls:** Walls not over **4 feet (1219 mm)** in height measured from the bottom of the footing to the top of the wall, provided they are not supporting a surcharge.
- **Water Tanks:** Supported directly upon grade if the capacity does not exceed **5,000 gallons** and the ratio of height to diameter or width does not exceed 2:1.
- **Platforms & Decks:** Decks and walks not more than **30 inches (762 mm)** above grade and not over any basement or story below.

## **General Mandatory Constraints**

Even for "exempt" structures, you must still comply with:

- **Setback Requirements:** Structures must typically be located a minimum distance (e.g., 3–6 feet) from property lines and other buildings.
- **No Habitation:** Exempt structures cannot be used for living, sleeping, or cooking.
- **No Utilities:** Adding electrical, plumbing, or mechanical systems often voids the exemption and requires a permit.

## Items for discussion

Why are these structures exempt in state and national codes?

- The exemptions reduce cost and complexity for homeowners and builders
- They also lessen workloads for city, county, and state officials

By following the exemption it should reduce the number of hours we have to pay the enforcement officer and or would free them up for other more important enforcement issues.

What is the purpose of our permit, and what does the inspection actually cover? Are inspectors reviewing footings, fastener patterns, and structural integrity, or only verifying location?

To my knowledge, only location is being checked.

Why does Black Point Zoning require permits?

Who benefits from this zoning interpretation?

At present, the zoning board appears to be the primary beneficiary through added fees.

Are rule-abiding Black Point residents being penalized with unnecessary fees, delays, and a slow permitting process?

For reference my own permit took two weeks to obtain, while the fence took only six hours to build.

Code interpretations should not rely on tradition (been doing this for decades) or comparisons to other beach towns. It should rely on clear code standards, uniformity, common sense, and established national practices.

I closing I also recommend a review of the permitting process to streamline and improve customer service. Relying on postal mail and written checks is outdated — it's time to modernize the process.

Thank you for your time and review of this matter.

Tim Shea