



Structures Built without Required Permits

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SKAGITCOUNTYWA.GOV

Skagit County

Planning and
Development Services



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This information only applies to property within unincorporated Skagit County and does not apply to property within incorporated city limits.

Please note that in some cases Skagit County PDS may not be able to approve a permit for your structure. Allowable uses, setbacks to property lines, wetland issues, shoreline requirements, building height limits, maximum lot coverage, Skagit County Health Department disapproval, and flood hazard requirements are examples of items that may pose restrictions preventing permit issuance. Removal of the nonpermitted structure may be the only option for compliance. Please check for any possible restrictions before obtaining structural plans, engineering, or any required reports.

Will I be charged a Code Enforcement or Building fee?

Per Skagit County Code (SCC 14.44) Code Enforcement and Skagit County Permit Fee Schedule, fees will be assessed per case as scope of work and required inspections are reviewed. Fees are required to be collected before permit issuance.

What do I need to do if I built a structure without a permit?

- Concrete footings, walls or slabs cast in place to support a structure, without an inspection requires a Washington State Licensed Engineer. The engineer is to confirm the structural concrete can support the structure. Engineer is to give a report on required rebar placement and mix of concrete that was used. **See Essential Handout #2 for Concrete placed without inspection.**
- Open frame structures that can visibly be inspected, by a building inspector, shall provide a site plan, stormwater plan, floorplan, elevation plan for all 4 sides and structural engineering, if a prescriptive code path for gravity and lateral cannot be followed.
- Finished structures with drywall in place require a Washington State Licensed Engineer to inspect the building for all structural requirements, including both gravity and lateral loads.
 - The Engineer may require removal of parts of the siding and or gypsum wall board or by other invasive inspection methods to certify the structure meets minimum structural requirements.
- The Engineer of record must provide a report stating the structural parts meet the minimum building code requirements of the current adopted International Building Code and Washington State Energy Code including an insulation certificate. The Engineer may list the deficiencies and provide

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a design to correct them. The report shall be submitted to the Jurisdiction before a permit will be issued for the structure or any required work to correct the deficiencies. (This requirement may be waived by the plans examiner if the structure is small like a garage where the construction path may be prescriptive, and all elements are exposed for a field inspection.)

What do I need to do if plumbing work was done without a permit?

If plumbing work, such as adding a fixture or moving a fixture location has been done, a report from a Licensed Plumber other than the original installer is required. The report shall note that the work follows the currently adopted Uniform Plumbing Code. If deficiencies are seen (water or waste, venting or sizing) the Plumber shall provide a design or note to correct them. The report shall be submitted to the Jurisdiction before a permit can be issued or any required work to correct the deficiencies shall move forward.

What do I need to do if mechanical work was done without a permit?

If mechanical work, such as installing a new furnace or fireplace has been done, a report from a Licensed Mechanical Installer other than the original installer is required. The report should note that all parts of the work follow the listing and installation manual of the equipment used, as well as the mechanical part of the currently adopted International Mechanical Code and/or the International Fuel Gas Code. If deficiencies are seen, the Licensed Mechanical Installer shall provide a design or provide a note on what is corrected. The report shall be submitted to the Jurisdiction before a permit can be issued or any required work to correct the deficiencies shall take place.

What do I need to do if electrical work was done without a permit?

If any electrical work has been performed, an electrical permit from Washington State Labor and Industries (LNI) must be on site. The Electrical work must be inspected, and final approval signed by LNI before any framing inspection or final may take place by Skagit County.

How do I apply for a permit?

Apply using the online portal: [Civic Access Portal](#)

Who should I contact if I have questions?

You may contact us if you have any questions via:

Online: [Ask a Permit Tech](#)

Remember, asking questions first can save lots of headaches, heartaches, and money!