



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION POLICY

POLICY FOR CONTRACTORS WORKING WITHOUT BUILDING PERMITS

Description:

This Building Division administrative policy addresses and provides clarity for the actions conducted by the Department for repeat incidents of Washington State Licensed Building Contractors engaging in construction without building permits.

Background:

The Building Division has been in observance of an increase over recent years, in Washington State Licensed Building Contractors engaging in construction without building permits within the jurisdiction. This activity is a violation of Bainbridge Island Municipal Code Section 15.04.030 and the adopted International Building Code / International Residential Code. The Planning and Community Development Department of Bainbridge Island works closely with homeowners and contractors in the building industry to facilitate construction including outreach, education, and working cooperatively towards obtaining voluntary compliance. The task of the Building Division is ensuring the built environment on Bainbridge Island is compliant with adopted code and maintains public health, safety and welfare. The concern and the need for this policy is the ongoing repeat offenses of building without permits by Washington State licensed contractors. This policy is to educate and ensure consistency in the treatment of these repeat cases.

Implementation:

The implementation of this policy interprets the actions of the Building Division upon obtaining documentation that construction pursuant to BIMC Section 15.04 has been engaged by a Washington State Licensed Contractor, without obtaining building permits:

1. Upon documentation by Code Enforcement that construction has occurred without a building permit, enforcement and penalties shall be provided pursuant to BIMC Section 15.04.030, with an emphasis for obtaining voluntary compliance.
2. Upon documentation by Code Enforcement that construction has occurred twice without a building permit within 12 months by a same contractor or construction company, enforcement and penalties shall be provided pursuant to BIMC Section 15.04.030, including Subsection D, and the Washington State Department of Labor and Industries shall be notified. Voluntary compliance for permitting shall be pursued.

3. Upon documentation by Code Enforcement that construction has occurred more than twice within 12 months by a same contractor or construction company, additional enforcement and/or further penalties shall be instituted pursuant to BIMC Section 15.04.030, Subsections D-G and the Washington State Department of Labor and Industries shall be notified of the repeated offenses. Voluntary compliance for permitting shall be pursued.

APPROVED BY:



James R. Weaver, AICP/CBO, City Building Official
Date: April 12, 2017