

QUALIFICATION SHEET

Over-the-Counter Permit for Single-Family Spa

6/30/10

To qualify for an over-the-counter permit, the spa installation must meet these criteria:

- The spa must be located directly on grade. Spas installed on decks or floors other than directly on grade are not eligible for an over-the-counter building permit.
- The spa installation must not require excavation in excess of 2 feet in depth.
- The property must be a nonsensitive site. The Sensitive Area Intake Form on the back of this sheet must be completed by the Development Services reviewer in the Permit Center verifying the nonsensitive status of the project.
- The spa location must meet the required setbacks from property lines for minor structural elements. It must also meet required setbacks from Protected Areas on adjacent sites.
- The installation of the spa must comply with the lot coverage requirements, which vary with the zoning of the site. **Note:** See chart on back of this sheet. If you have questions about Sensitive Areas, setbacks, or lot coverage, consult with a Development Services reviewer.
- Per Bellevue City Code Chapter 23.16.010 all single family hot tubs and swimming pools shall be enclosed with a minimum 4 (four) foot high fence. Gates to be self-closing and self-latching. All opening devices to be operable from inside only or located minimum 54" from the ground. Locking covers satisfy fence and gate requirements for spas and hot tubs, pools. Other than one single family residence, contact the King County Health Department.

Inspections are required; other permits may be required.

After the spa is installed, it must be inspected. We also strongly recommend that you schedule a preconstruction meeting with the Building Inspector before installing your spa; the phone number for the inspector assigned to your area is provided on Information Sheet #39, Inspection Information. The inspector will verify compliance with the above conditions.

Inspections are required for any electrical, plumbing, or mechanical (such as gas heating) connections needed to complete the spa installation. In most cases, all such work can be included on the SPA permit.

Plans may be required.

If the field inspector determines that your project exceeds the scope of an over-the-counter permit, you will be required to submit plans for review. Plan review may involve a three-week turnaround time, and a plan review fee will be assessed.

All new construction must comply with current building, electrical, mechanical, plumbing, and land use codes.

If you have questions about project-specific code requirements, please call (425-452-6800 or visit the Building Plans Examiner in Development Services between 8 a.m. and 4 p.m. weekdays, Wednesday 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

My proposed spa qualifies for an over-the-counter building permit.

Owner/Agent

Date

DIMENSIONAL REQUIREMENTS PERTAINING TO SINGLE-FAMILY SPAS							
	Single-Family Land Use Districts						
	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5
Minimum setbacks of structures							
Front Yard (a) (c) (d)	35'	30'	20'	20'	20'	20'	20'
Rear Yard (a) (b) (c) (d)	25'	25'	25'	25'	20'	20'	20'
Side Yard (a) (b) (c) (d)	5'	5'	5'	5'	5'	5'	5'
2 Side Yards (a) (b) (c) (d)	20'	15'	15'	15'	15'	15'	10'
Maximum lot coverage by structures	35%	35%	35%	35%	35%	40%	40%

*See the Bellevue Land Use Code (LUC) Dimensional Requirements Chart 20.20.010.

- (a) If the setback abuts a street right-of-way, access easement, or private road, the minimum dimension is 10 feet unless a greater dimension is specified.
- (b) See LUC 20.20.030 for designation and measurement of setbacks.
- (c) See LUC 20.25H.090 for additional Sensitive Area setbacks.

SENSITIVE AREA INTAKE FORM

The Development Services Reviewer in the Permit Center will complete the following:

Date _____ Permit Center Reviewer _____

Site Address _____

This site contains the following Sensitive Area(s):

- No Sensitive Areas
- Slope of 15% to 40%
- Slope of greater than 40% or colluvial soils
- Shoreline
- Riparian Corridor
- Floodplain
- Wetland

Note: The City's Sensitive Area Mapping is generalized inventory. Site-specific analysis may be required for properties containing Sensitive Areas. You may be contacted during project review to submit additional information as required by site conditions.

COMMENTS:
