

POLICY NAME: Substantive Policy for Greenhouses up to 400 square feet

POLICY NUMBER: 2019-002

EFFECTIVE DATE: November 21, 2019

PURPOSE:

To establish a policy of allowing the construction of greenhouses not exceeding 400 square feet in area without the need of obtaining a Building Permit.

BACKGROUND:

Through consultation with the public, the Sustainable Building Program, and the Building Division, it was determined that a defined path to sustainable food production was needed. In an effort to promote and encourage sustainable food production methods, it had been an unwritten policy that owner builders could, without permit, construct light framed greenhouses not exceeding 400 square feet in area. The need for documentation regarding this policy has come about and will be enforced as follows.

POLICY:

Greenhouses not requiring a Building Permit shall comply with the following.

1. Must meet all Planning and Zoning, Engineering, and Environmental Quality requirements.
2. May only be constructed of "Light Framing" materials and methods.
3. May not exceed 400 square feet in area.
4. Wall heights may not exceed 8 feet with a maximum roof peak height of 15 feet.
5. No electric, mechanical, or plumbing system shall be installed or attached to the greenhouse. If an electric, plumbing, or mechanical systems is installed, a plan review, permit, and building inspections shall be required.

Exception: A water line may be installed as a stand-alone "standpipe" within the building.

6. Greenhouses may be skid set with approved tie-downs at each corner.
7. Foundations may be used. If a poured concrete or block stem foundations is constructed, it shall be at least 12 inches below grade and 12 inches in width.

APPROVED BY: *Adam C. Hicks* **DATE: November 21, 2019**

Adam Hicks
Interim Chief Building Official