



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health
615 W. Alder St. – Bldg. 8, Shelton, Wa 98584
Phone: (360) 427-9670 ext. 352 ♦ Fax: (360) 427-7798

Mason County Permit Center Use:
BAV _____ - _____
Date Rcvd _____

Fee: \$

Request for Building Administrative Variance for Side Yard Reduction (Urban Growth Areas only)

Please fill out the following form for a request in reduction of the standard side yard setback required for your zoning. The maximum allowed reduction will be based off of building and fire code regulations; critical areas (if present) will also be considered. Setbacks are measured from the furthest projection of the structure, including roof eaves and gutters.

Applicant/Owners: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Email: _____

If this reduction is tied to a building permit, please give permit case number.

BLD _____ - _____

Parcel Number(s): _____ Zoning _____

Site Address: _____

Requested setback variance (side yard only):

_____ ft. North

_____ ft. West

_____ ft. East

_____ ft. South

Side Setbacks – From the side property line. Minimum side yard setback allowed is based off of Table R 302.1(1) from the International Residential Code (IRC). See next page for table.

An illustrated site plan is required.

Your site plan must show the following: north arrow, abutting street or easements, and set backs to all property lines and existing buildings, slopes, surface water, wetlands, critical areas, septic, well and driveway. Show all proposed new development.

Table R 302.1 (1)			
Exterior Walls			
Exterior Wall Element		Minimum Fire Resistance Rating	Minimum Fire Separation Distance
Walls	Fire-resistance rated	1-hour tested in accordance with ASTM E 119 or UL 293 with exposure from both sides	< 5 feet
	not fire-resistance rated	0 hours	≥5
Projections	not allowed	N/A	<2 feet
	Fire-resistance rated	One hour on the underside ^{a,b}	≥2 feet to < 5 feet
	not fire-resistance rated	0 hours	≥ 5 feet
Openings in Walls	not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm
N/A = not applicable

[1. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.](#)

[2. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.](#)

SIDE YARD REDUCTION REQUESTS: Explain how the circumstances preclude a reasonable development proposal from meeting the setback standard for the residential zone in your Urban Growth Area (Shelton, Allyn, or Belfair).

Owner/ Agent (please indicate) _____
Signature Date

<u>Official Use Only</u>	
Planning Approval: _____	Date _____
Building Approval: _____	Date _____
Denied by: _____	
Reason for denial: _____	
