



## **GARAGE WITH HABITABLE SPACE POLICY**

FOR MORE INFORMATION VISIT THE CDS WEBSITE AT: [WWW.CO.KITTITAS.WA.US/CDS](http://WWW.CO.KITTITAS.WA.US/CDS)

Occasionally, an applicant will submit for a garage permit that includes habitable space within the garage. Habitable spaces may include such areas or spaces as recreation rooms, workshops, craft rooms, art rooms, exercise rooms, etc...

Living space in a garage can only be permitted if the property already contains a dwelling unit. For the purpose of this policy, living space is defined as areas or spaces which together make up a dwelling unit such as bedrooms, kitchens, living rooms, etc...

Kittitas County recognizes a kitchen as one of the primary areas or spaces that constitutes a dwelling unit. If any structure is to contain a kitchen, it shall be considered a dwelling unit and shall be made to meet all the requirements of a dwelling unit as defined in IRC R202.

- The habitable space shall meet all current building codes, mechanical codes, plumbing codes, fire life-safety requirements and WSEC codes.
- If plumbing is installed, the plumbing system shall be connected to a permitted and approved septic system and have an approved water availability determination from Kittitas County Environmental Health
- If the garage is heated, it shall be insulated per the Washington State Energy Code (WSEC).
- The floor loading for habitable space and storage areas (not commercial) shall be #40 lbs per square feet minimum.

DATE: 9/8/16

BUILDING OFFICIAL: M. FLOP