



Planning & Development Services Dept.

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ADMINISTRATIVE ORDER#000013 101000
CODE INTERPRETATION

CODE SECTION: 20.30.280

ISSUE: What is included as the cause of damage in relation to repair or reconstruction of a non-conforming structure?

Shoreline Municipal Code (SMC) Section 20.30.280 states the following:

“Repair or Reconstruction of Non-Conforming Structure: Any structure nonconforming as to height or setback standards may be repaired or reconstructed; provided, that:

- a) The extent of the previously existing nonconformance is not increased; and*
- b) The building permit application for repair or reconstruction is submitted within 12 months of the occurrence of damage or destruction.” (emphasis added)*

DECISION: The damage or destruction can be from time, weathering, termites, etc., as well as the typical “acts of God,” such as fire, flood or storm. If the structure is not fit to be repaired or saved, it may be torn down and re-built, as long as the permit is applied for within a year of the discovery of the damage, and, as long as the structure has not been abandoned for more than a year.

Director Approval Date: 10/10/2000 by Tim Stewart