



Planning & Community Development

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Regulations & Standards

Various codes and ordinances in effect in the City of Shoreline relate to the development of property and construction of buildings and structures. To provide a general guideline for what codes might apply to a majority of development proposals listed in this handout are the primary local codes that will influence most proposals. Not all applicable federal, state, and local regulations are included in the list. The codes listed either are adopted by or referenced in the Shoreline Municipal Code (SMC), and more specifically, the Shoreline Development Code.

Land Development

Shoreline Comprehensive Plan Development Code (Title 20, SMC)

- Land Use and Zoning
- Subdivisions
- Critical Areas
- Development Standards
- Washington State Environmental Policy Act (SEPA)

Construction

- Shoreline Municipal Code (Title 15, SMC) Local Amendments
 - Shoreline Comprehensive Plan (SCP)
 - City of Shoreline Engineering Development Manual
 - Department of Ecology Stormwater Management Manual for Western Washington
 - 2021 International Residential Code (IRC)*
 - 2021 International Building Code (IBC)*
 - 2021 International Existing Building Code (IEBC)*
 - ICC A117.1-2009 Accessibility Requirements*
 - 2021 International Mechanical Code (IMC)*
 - 2021 International Energy Conservation Code, Residential, with Washington State Amendments (WSEC)
 - 2021 Uniform Plumbing Code (UPC)*
 - 2021 International Fire Code (IFC)*
 - 2021 International Fuel Gas Code (IFGC)*
 - 2018 Commercial Energy Code as locally amended
- *Including Washington State Amendments ([WAC 51](#))

Hours of Operation:

Monday 8:00 am-5:00 pm
Tuesday 8:00 am-5:00 pm
Wednesday 1:00 pm-5:00 pm
Thursday 1:00 pm-5:00 pm
Friday 8:00 am-5:00 pm

Permit Processing Ends at 4:00 pm Daily

Residential Climatic and Geographic Design Criteria IRC Table R301.2(1)	
Roof Snow Load	25 lbs/sq ft
Wind Speed	85 mph (3 second gust)
Wind Topographic Effects	Yes
Seismic Design Category	D2
Weathering	Moderate
Frost Line Depth	12"
Termites	Slight to Moderate
Decay	Slight to Moderate
Winter Design Temperature	27 Degrees F
Ice Shield Underlayment Required	No
Flood Hazards	Chapter 16 SMC
Air Freeze Index	113
Mean Annual Temperature	53 Degrees F

Stormwater

- Shoreline Municipal Code 13.10
- *Stormwater Management Manual for Western Washington*, Department of Ecology. Available online at: <http://www.ecy.wa.gov/programs/wq/stormwater/manual.html>
- *Low Impact Technical Guidance Manual for Puget Sound (LID Manual)*, WSU Extension. Available online at: http://www.psp.wa.gov/downloads/LID/LID_manual2005.pdf
- *King County Surface Water Design Manual, Chapter 4 "Conveyance System Analysis and Design"*.
- *Engineering Development Manual* City of Shoreline or <http://www.cityofshoreline.com/index.aspx?page=251>

Right-of-way Management and Design

- *Engineering Development Manual*, City of Shoreline or <http://www.cityofshoreline.com/index.aspx?page=251>
- *A Policy on Geometric Design of Highways and Streets*, AASHTO
- *Guidelines for Urban Arterial Program*, WSDOT.*
- *Urban Street Geometric Design Handbook*, Institute of Transportation Engineers.
- *Guide for Bicycle Facilities*, AASHTO.
- *Highway Capacity Manual*, Transportation Research Board
- *Design Manual M 22-01*, WSDOT.*
- *Local Agency Guidelines*, WSDOT.*

Right of way Construction

- *Engineering Development Manual*, City of Shoreline or <http://www.cityofshoreline.com/index.aspx?page=251>
- *Construction Manual M 41-01*, WSDOT.*
- *Standard Specifications for Road, Bridge, and Municipal Construction M 41-10*, WSDOT.*

Right-of-way Traffic Control

- *Manual on Uniform Traffic Control Devices*, Federal Highway Administration. Available online at: <http://mutcd.fhwa.dot.gov/>
- *Engineering Development Manual*, City of Shoreline or <http://www.cityofshoreline.com/index.aspx?page=251>