

# Building Permit Worksheet

Permit Application #: \_\_\_\_\_

Owner Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone #: \_\_\_\_\_ Residential Zone: \_\_\_\_\_

### GROSS FLOOR AREA RATIO

**MAXIMUM GROSS FLOOR AREA (GFA) RATIO:**

<u>Lot Area</u>	<u>R-40 Zone</u> <u>GFAR</u>
0 – 20,000 sq. ft.	.25
20,001 - 40,000 sq. ft.	5,000 sq. ft. plus .15 of lot area over 20,000 sq. ft.
40,001 - 100,000 sq. ft.	8,000 sq. ft. plus .10 of lot area over 40,000 sq. ft.
Over 100,001 sq. ft.	14,000 sq. ft. plus .05 of lot area over 100,000 sq. ft.

Subject to the following conditions:

- (a) The primary structure may not exceed the larger of 12,000 sq. ft. or 0.75 of the allowable GFA.
- (b) The GFA of any structure located within 25 feet of the primary structure shall be included in the GFA of the primary structure.

<u>Lot Area</u>	<u>R-20 Zone</u> <u>GFAR</u>
14,800 sq. ft. or less	0.35
Over 14,800 sq. ft.	Greater of 5,200 sq. ft. or 0.25

**GROSS FLOOR AREA:**

Lot Area \_\_\_\_\_ sq. ft.  
 (The total horizontal area included within the lot lines of a zoning lot, excluding the inundated portions of the lot)  
 Allowed Gross Floor Area: \_\_\_\_\_ sq. ft.  
 Proposed Gross Floor Area: \_\_\_\_\_ sq. ft.  
 (GFA minus floor area exclusions from HPMC §18.10.240)

### PERMIT FEE SQUARE FOOTAGE

**SQUARE FOOTAGE SUBJECT TO PERMIT FEE:**

HPMC § 3.05.120 sets forth the building permit fees for the Town of Hunts Point adopted by Resolution.. The relevant section reads as follows: "For all new construction, remodels, and any other structures having a floor area measurable in square feet..." The fees are based on square footage which includes only the measurable floor area of the structure undergoing construction. *GFAR Exemptions listed in HPMC § 18.10.240 are not exempt from this calculation.* Eaves are not to be included in this calculation. Other work, however, such as porches, decks, garages, carports, covered walkways, and the like, are to be included in this calculation. Please also keep in mind that other permits may be required for your project, and may have different fee basis.

**TOTAL PROJECT SQUARE FOOTAGE:**

Proposed Project Square Footage: \_\_\_\_\_ sq. ft.

**BUILDING HEIGHT: 18.25.040 R-40A zone: (6)** Maximum height of building: An inward sloping line at 45 degrees from the vertical beginning at a point 15 feet above the intersection of the original grade and the minimum side yard setback lines but not to exceed 30 feet above an original grade reference line nor a height of 36 feet above the finish grade measured from any point of contact of the finish grade with the building wall, deck, porch or veranda structure to the highest point of the building structure (see illustration, Appendix B1).

**Maximum building height: R-20: 18.25.030 (6)a,b R-20A: 18.25.040(6) a,b** (a) Maximum building height shall be measured by an inward sloping line at 45 degrees from the vertical beginning at a point 15 feet above the intersection of the original grade and the minimum side yard setback lines but not to exceed 26 feet above an original grade reference line nor a height of 32 feet above the finish grade measured from any point of contact of the finish grade with the building wall, deck, porch or veranda structure to the highest point of the building structure (see illustration, Appendix B2). (b) The maximum building height may be extended to 30 feet above an original grade reference line or 36 feet above the finish grade, provided an additional setback measured from an inward sloping line 45 degrees from the vertical beginning at a point 15 feet above the intersection of the original grade and the minimum setback line on the addressed side of the property is incorporated into the project design.

Proposed Building Height: \_\_\_\_\_ Ft.

Allowable Building Height: \_\_\_\_\_ Ft.

**This is intended as a worksheet and is not a substitute for the Hunts Point Development Regulations. Please consult the Hunts Point Municipal Code, Title 18.**



Town Hall, 3000 Hunts Point Road, Hunts Point, WA 98004-1121. Phone 425.455.1834. Permit intake and issuance hours are Tuesday and Thursday, 8:30 am – 5:00 pm. Building Services Department 425.455.1834.