

# **CITY OF CLE ELUM**

## ***CODE POLICY Metal Carports***

**DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
BUILDING & FIRE SAFETY DIVISION**

**DO YOU HAVE A CARPORT  
LIKE THIS ONE?**



### **A BUILDING PERMIT IS REQUIRED**

**That means it must meet the city building and zoning codes.**

### **DESIGN LOADS:**

- ⇒ Snow Load: 100 lbs. Per Square Foot**
- ⇒ Wind Load: 85 MPH**
- ⇒ Must meet Zoning Code Side Yard Setbacks.**

# Metal Carports and Buildings POLICY

**DISCUSSION:** In the past the City of Cle Elum has not appropriately permitted pre-manufactured metal buildings (used mostly as carports). It is clear however, that based on the International Building Code, this type of building does in fact meet the definition of a structure and does require a building permit and site and design review approval. It is also apparent that these structures CAN be made to meet the snow and wind loading required by code. Therefore, it is the City of Cle Elum's policy to require these types of metal structures to obtain site and design review and building permit approval prior to construction/installation on any lot or parcel within the City of Cle Elum.

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**THE POLICY:** As of January 1, 2009 all pre-manufactured metal buildings / carports require a building permit and site and design review approval to construct and/or place in the City limits of Cle Elum. Because of their construction the plans and specifications must be engineered by a Washington State licensed engineer. Additionally, the plans must state the snow load and wind load capacities and detailed construction methods.

All pre-manufactured metal buildings / carports placed or constructed prior to January 1, 2009 will be treated as pre-existing nonconforming uses, and may not be enlarged, modified, altered or expanded unless doing so would result in the entire structures compliance with applicable building code and engineering requirements.

## ***QUESTIONS?***

If you have any questions about this policy or any other building permitting issues,  
please do not hesitate to contact:

The City of Cle Elum  
Department of Community  
Development Building and Fire  
Safety Division at (509) 674-2262