

with hot and cold running water. All sanitary requirements shall be met. You would also need ventilation, a smoke detector, carbon monoxide alarm, proper egress, etc.

Example 3: We want to place a yurt that we will use during the summer. We only plan to sleep in it and cook in it, and use a composting toilet.

This would be an R-1 occupancy. Since you plan to cook in the yurt, you do not qualify for the exemption above (IBC 903.2.8) and therefore would need a sprinkler system. All sanitary requirements will also need to be met and ventilation, an exhaust hood, smoke detector, carbon monoxide alarm and proper egress will be required.

Example 4: We like how yurts look instead of building a house, we want to place a yurt to live in year round. We would like to be off-grid.

This would be a single family dwelling. All provisions would apply including energy and ventilation code requirements. You would need an alternate energy source to operate exhaust fans, plumbing fixtures, etc.

Klickitat County Planning Dept.
228 W Main St., MS-CH-17
Goldendale, WA 98620
509-773-5703 or 800-765-7239

Klickitat County Road Dept.
228 W Main St., MS-CH-19
Goldendale, WA 98620
509-773-4616 or 800-583-8074

Klickitat County Health Dept.
228 W Main St., MS-CH-14
Goldendale, WA 98620
509-773-4565 or 888-291-3521

Electrical Inspector/Permits
State of Washington
Department of Labor & Industries
312 SE Stonemill Dr., Ste. 120
Vancouver, WA 98684
360-896-2300

Klickitat County PUD
1313 S Columbus St.
Goldendale, WA 98620
509-773-5891 or 800-548-8357

If your property is located in the National Scenic Area, the Columbia River Gorge Commission requires you to comply with all National Scenic Area regulations. They can be contacted at 509-493-3323

YURTS



This brochure provides basic information regarding the placement of Yurts in Klickitat County.

www.klickitatcounty.org
buildingdept@klickitatcounty.org

IBC 108.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to a time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

Exceptions: The building official may authorize unheated tents and yurts under 500 square feet accommodating an R-1 occupancy for recreational use as a temporary structure and allow them to be used indefinitely. **(Excepts the time limit and energy code requirements only. Does not except site specific foundation requirements or Engineering requirements, nor does it except sanitation requirements.)**

IRC 107.2 and IBC 108.2 Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

Dwelling Unit: A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. It shall meet all applicable regulations, including Washington State Energy Code, Ventilation Code, structural design criteria, etc.

Any yurt placed, regardless of type of use, will require engineering for the type of use and snow load area it is being placed in, including a site specific foundation. Engineering shall be stamped and signed by an engineer licensed in the State of Washington and will be submitted with the plans and application. Any structural modifications to yurts will require engineering.

Any conditioned yurt (a yurt that is heated or cooled), shall meet all energy code requirements, ie: insulation, proper window, etc.

IBC 903.2.8 An automatic fire sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exception: Group R-1 if all the following conditions apply:

1. The Group R fire area is no more than 500 square feet and used for recreational use only.
2. The Group R fire area is only one story.
3. The Group R fire area does not include a basement.
4. The Group R fire area is no closer than 30 feet from another structure.
5. Cooking is not allowed within the Group R fire area.
6. The Group R fire area has an occupant load of no more than 8.
7. A hand held (portable) fire extinguisher is in every Group R fire area.

R-1: Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including: Boarding houses (transient), hotels and motels.

Any Group R occupancy requires a minimum of 1 each: water closet, lavatory and a bathtub or shower. Dwelling units shall be provided with a kitchen sink.

Accessory Structure: A structure not greater than 3,000 square feet in floor area, and not over two stories in height, the use of which is customarily

accessory to and incidental to that of the dwelling and which is located on the same lot. This structure shall **NOT** be used for human habitation, nor shall provisions for sleeping, eating, cooking or sanitation be incorporated into or allowed in this structure.

EXAMPLES

Example 1: We want to use our yurt to store our camping equipment so we don't always have to haul it back and forth. During the day we'd like to sit in the yurt or let the kids play games, but at night we would sleep in our RV. What would be the requirements for this?

This would be an accessory structure. The yurt would not be required to have sanitation facilities since the RV would accommodate that requirement. However, there would be no sleeping or overnight use allowed within the yurt itself. Reminder: The use of the RV does have time limit requirements.

Example 2: We want to place a yurt on our recreational property where we go hunting. We would like to sleep in the yurt, but plan to do our cooking on a campstove outside. We don't have power or water or anything on our property. We only use it about one weekend a month.

This would be an R-1 occupancy. Any time you want to sleep in a structure, it makes it a Group R. An R occupancy, whether used full-time or occasionally, is required to be provided with a minimum of one water closet, one lavatory, and one bathtub or shower. Each required fixture needs to be supplied