



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

*Working together.
Securing your safety.
Protecting your investment.*

Public Service Center
1300 Franklin St.
Vancouver, WA 98660
564.397.2375
landuse@clark.wa.gov
www.clark.wa.gov/community-
development



This handout is intended as an informational guide. For more information, refer to Clark County Code 40.260.100 Home Businesses.

For other formats, contact the Clark County ADA Office
Voice: 564.397.2322
Relay: 711 or 800.833.6388

Revised 1.15.25

Major Home Business (OLR)

What is a Home Business?

Home businesses are commercial activities carried on within a dwelling by a member or members of the family who occupy the dwelling. The home business is secondary to the use of the dwelling for living purposes, and the residential character of the dwelling must be maintained.

In Clark County, home businesses must be owned and operated by the resident owner or renter with owner consent. If more than one home business is operated out of the home, all businesses in combination must not exceed the applicable standards. Uses that are otherwise listed as permitted outright, a conditional use, or a use subject to review and approval under the zone in which the property is located, cannot be approved under the home business ordinance.

Do all home businesses need a Home Business permit?

If your business has a minimal impact to the neighborhood, and is limited to the following standards, a home business permit from the county is **not required**. However, a **building permit may be required**:

In urban areas:

- A maximum of 25 percent of gross floor area or 1,000 square feet (whichever is less) of the dwelling and attached garage may be used for the home business (see page six for "gross floor area" definition)
- No use of accessory structures for the home business
- Maximum of two employees who come to the home business location, with one parking space on-site for each non-resident employee
- No customers that come to the home business location
- No outside storage
- No heavy equipment; no more than one home business-related vehicle
- No on-site retail sales
- No more than one sign related to the home business of two square feet or less.

In rural areas:

- A maximum of 25 percent of gross floor area or 1,000 square feet (whichever is less) of the dwelling and attached garage may be used for the home business (see page seven for "gross floor area" definition)

- Use of up to 400 square feet of an accessory structure
- Maximum of two employees who come to the home business location, with one parking space on-site for each non-resident employee
- No customers that come to the home business location
- No outside storage
- No heavy equipment; no more than one home business-related vehicle; and, no on-site retail sales
- No more than one sign related to the home business of two square feet or less

Note:

There is no minimal lot size for exempt home businesses
 Two or more exempt home businesses on the same parcel require application for a Type I or II Home Business permit if the combined features of each business exceed the above standards

What is the difference between a minor and major home business?

The review process depends on whether you are in the urban or rural areas, and the extent of the impacts the business may have on the neighborhood. The distinctions are summarized below:

Minor Home Business - Urban
A maximum of 25 percent of the gross floor area or 1,000 square feet (whichever is less) of the dwelling may be used for the home business
Use of up to 400 square feet of an accessory structure
Maximum of two on-site, non-resident employees; one parking space for each
Maximum of six on-site customers per day
No heavy equipment or outside storage; one business-related vehicle
Incidental on-site retail sales only
Hours of operation: 7 a.m. to 8 p.m.
May have one sign up to two square feet in size

Major Home Business - Urban
A maximum of 25 percent of the gross floor area or 1,000 square feet (whichever is less) of the dwelling may be used for the home business
Use of up to 900 square feet of an accessory structure
Maximum of three on-site, non-resident employees; one parking space for each
Maximum of 12 on-site customers per day
No heavy equipment or outside storage; three business-related vehicle
No outside activity area
Incidental on-site retail sales only
Minimum lot size: 10,000 square feet
Hours of operation: 7 a.m. to 8 p.m.
May have one sign up to two square feet in size

Note: On-site retail (other than incidental), adult entertainment enterprises as defined in Clark County Code, Chapter 5.45, automotive recycling material facilities, and in urban areas, new facilities for servicing motor vehicles are prohibited.

Minor Home Business - Rural
A maximum of 25 percent of the gross floor area or 1,000 square feet (whichever is less) of the dwelling may be used for the home business
Use of up to 1,000 square feet of an accessory structure
Maximum of three on-site, non-resident employees; one parking space for each
Maximum of six on-site customers per day
No outside storage; two business-related vehicles; two pieces of heavy equipment
Incidental on-site retail sales only
Hours of operation: 7 a.m. to 8 p.m.
May have one sign up to two square feet in size

Major Home Business - Rural
A maximum of 25 percent of the gross floor area or 1,000 square feet (whichever is less) of the dwelling may be used for the home business
Use of accessory structure based on parcel size; see CCC Table 40.260.100-1
Maximum number of on-site, non-resident employees based on parcel size; see CCC Table 40.260.100-1; one parking space for each
Maximum of on-site customers per day, see CCC Table 40.260.100-1
Outside storage based on CCC Table 40.260.100-1; vehicles and heavy equipment based on CCC Table 40.260.100-1
Activity area minimum 50' setback and screened
Incidental on-site retail sales only
Minimum lot size: 2.5 acres
Hours of operation: 7 a.m. to 8 p.m.
May have one sign up to two square feet in size

Are there other permits that may be required?

Yes, in most cases.

Building Permit

Depending upon your home business situation, you will need a residential or commercial building permit.

Home business applications and building permits must be submitted at the same time.

A residential building permit is required when your home business will be located inside the home or in an attached garage, and the area used for the home business is 500 sq. ft. or less.

The areas used for your home business that are used by employees or customers are required to meet the Americans with Disabilities Act (ADA) standards, including parking, accessible route and entry, per International Building Code and ICC A117.1-2009).

A commercial building permit is required when your home business will be located in a structure that is detached from the home or the structure, addition, or space used for home business is over 500 sq. ft.

The areas used for a home business that are used by employees or customers are required to meet the ADA standards, including parking, accessible route and entry. Home businesses over 500 square feet will be required to comply with all applicable provisions of the IBC, International Existing Building Code and ICC A117.1-2009.

Before the home business owner applies for a home business permit, they should speak with a Plans Examiner and Permit Technician at the Permit Center to determine the extent of building permit requirements and fees. For more information general building permit questions, call 564.397.4078 or email permitservices@clark.wa.gov. For more information on ADA standards, email building@clark.wa.gov.

Fire Marshal

Approval from the Fire Marshal may be required if your home business is a non-office type of work (e.g., wood working or other types of manufacturing). Call 564. 397.2186 or email firemar@clark.wa.gov for more information.

Electrical

Washington State Labor & Industries conducts all electrical plan reviews and inspections for the county. For all electrical work, call 360.896.2300, contact lni.wa.gov or go to lni.wa.gov/licensing-permits/electrical/electrical-permits-fees-and-inspections/purchase-permits-request-inspections.

Critical Areas

If you are proposing to construct new buildings or commence home business activities within an environmental critical area additional permits may be required. Such critical areas include: Shoreline Management areas, Critical Aquifer Recharge Areas (CARA), geo-hazard, floodplains, wetlands and habitat. Contact Environmental Staff at 564.397.5855 or email wetlandhabitatreview@clark.wa.gov.

Certain activities can have a negative impact on groundwater such as vehicle service and repair shops, auto wrecking, storage of hazardous substances, and similar activities and are required to receive approval under a CARA permit prior to issuance of a Home Business Permit.

Public Health

If the home business will be using a septic or water well system, you should consult with Public Health. Call 564.397.8428 or email Public.Health@clark.wa.gov for more information.

If the home business will use public sewer, approval from the provider is required. Contact Clark Regional Wastewater District at 360.750.5876, or the city of Vancouver at 360.487.7866.

Is outside storage of home business related items allowed?

Outside storage is allowed only for Major Rural Home Businesses. The storage area must be screened from public view. The required screening must meet the county's L3 landscaping standard which is defined as:

“The L3 standard provides physical and visual separation between uses. The L3 standard requires enough high shrubs to form a screen six (6) feet high and ninety-five percent (95%) opaque year around. In addition, one tree is required per thirty (30) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area.

“Groundcover plants must fully cover the remainder of the landscaped area. A six (6) foot high wall or fence, with or without a berm, may be substituted for shrubs, but the trees and groundcover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.”

See page seven of this handout for more information.

Are there additional requirements if I live on a private road?

Under the Type II review process, the county will visit the site and may require certain roadway improvements to ensure a minimizing of dust, noise, trip generation, and road safety and maintenance are adequately addressed.

What is the application process?

For Type I process, see Clark County Code 40.510.010 -

www.codepublishing.com/WA/ClarkCounty/html/ClarkCounty40/ClarkCounty40510/ClarkCounty40510010.html

For Type II process, see Clark County Code 40.510.020 -

www.codepublishing.com/WA/ClarkCounty/html/ClarkCounty40/ClarkCounty40510/ClarkCounty40510020.html

Note: a pre-application conference is required for a Home Business request.

Can the decision be appealed?

The Responsible Official's decision may be appealed to the county Hearing Examiner by the applicant or any person or group. An appellant must submit an appeal application and fee within 14 calendar days after the written notice of the decision is sent.

See our *Appeals* handout for more information.

Note: Approval of this application does not constitute approval of modification to existing driveways or construction of a new driveway. Construction of a new driveway or modification to an existing driveway requires a *Driveway Approach Permit*, which applied for and issued at the Permit Center.

Home Business Definitions

Activity area - See home business activity area.

Gross Floor Area - includes basement and attached garage but does not include an unfinished attic or a detached garage.

Heavy equipment - means any free-standing piece of equipment with a gross vehicle weight of 15,000 pounds (as defined by the manufacturer) or greater that is used for the purpose of a home business and that is typically transported to a job site by a vehicle. The term shall include equipment that is motorized or non-motorized, stationary, or self-propelled. Tools or pieces of machinery that are permanently located within an accessory structure shall not be counted as heavy equipment for the purposes of this section.

Home business activity area - (hereafter activity area) means a defined outside area used in conjunction with a home business that includes all outside activities associated with the home business, including, but not limited to parking areas used for business vehicles and equipment, areas used for loading and unloading, worker or client parking areas, and areas used for outdoor storage.

Incidental retail sales - means retail sales that are ancillary and secondary to the home business, such as selling shampoo from a home hair salon.

Outdoor storage - means the outdoor holding of any materials or merchandise, whether covered or uncovered, used or associated with a home business.

Trailer - is a non-motorized vehicle that is licensed for road use that is used exclusively, or in part, for the purpose of a home business. Trailers equipped by the manufacturer as combination tractor-trailers shall not be counted as a separate trailer but shall be considered together with their tractor a part of a single vehicle.

Vehicle - (for the purposes of this ordinance) means any motorized vehicle licensed for road use that is used exclusively, or in part, for the purpose of a home business. A vehicle equipped by the manufacturer to serve as a combination tractor-trailer shall be counted as a single vehicle.

Table 40.260.100-1 Rural Major Home Business Requirements

Lot size (acres) ¹	≥ 2.5 & < 5	≥5 & < 7.5	≥7.5 & < 10	≥ 10 & < 15	≥15 & < 20	≥ 20
Maximum allowable use of accessory structures (sq. ft.) ²	2,500	3,000	3,500	4,000	4,500	5,000
Maximum number of non-resident employees ³	4	4	4	6	6	6
Maximum activity area ⁴	4,000 sq. ft.	2% of parcel size				
Maximum number of vehicles	No limit ⁵					
Maximum number of trailers	No limit ⁵					
Maximum number of pieces of heavy equipment	No limit ⁵					
Maximum average number of trips per day (roundtrips) (i.e., total number of customers per day)	6	8	10	12	12	12

Footnotes:

¹ Parcels in contiguous ownership may **not** be added together for purposes of determining parcel size.

² Accessory structure is defined in Section 40.100.070, and does not include an attached garage.

³ Includes contract employees and full-time employee equivalents.

⁴ As defined in Subsection 40. 260.100(C)(4).

⁵ Must be kept within the landscaped/screened activity area.

L3 Screening Standards

Intent The L3 standard provides physical and visual separation between uses or development principally using screening. It is used where such separation is warranted by a proposed development, notwithstanding loss of direct views.

Required Materials The L3 standard requires enough high shrubs to form a screen six feet high and 95 percent opaque year around. In addition, one tree is required per 30 lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area.

Groundcover plants must fully cover the remainder of the landscaped area. A six-foot high wall or fence that complies with an F1 or F2 standard (see Figure 40.320.010-6 and Figure 40.320.010-7 below) with or without a berm may be substituted for shrubs, but the trees and groundcover plants are still required.

When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area (see Figure 40.320.010-3 below).

Figure 40.320.010-3
L3 - High Screen Landscaping

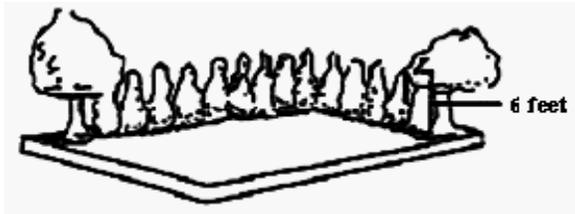


Figure 40.320.010-6
F1 - Partially Sight Obscuring Fence

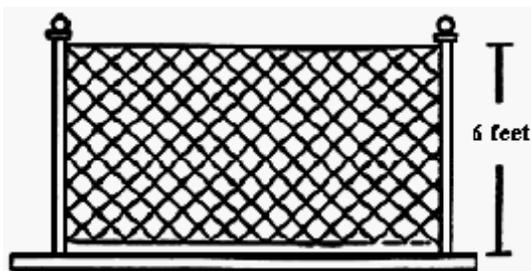
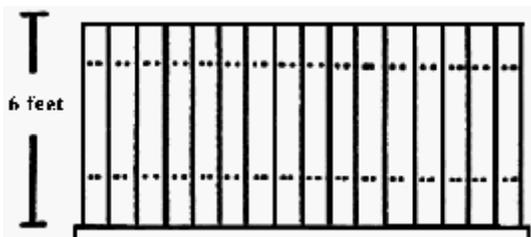


Figure 40.320.010-7
F2 - Totally Sight Obscuring Fence



Submittal Requirements

The following checklist identifies information to be included with the application.

All items with an underlined space (i.e.,) must be submitted before the application will be considered **Counter Complete**.

All items with a check box must be submitted before the application will be determined **Fully Complete**. All bulleted items must be submitted, as applicable, but are not a Fully Complete requirement.

1. **Application form**

The application form shall be completed and original signed in ink by the applicant.

2. **Application fee**

The required fee shall accompany the application.

3. **GIS Developer's packet**

A copy of the GIS Developer's Packet shall be submitted with the application. Applicants can order a GIS Developer's Packet with a credit card online at gis.clark.wa.gov/gishome/mapStore/#/devPacket. For more information, contact GIS at 564.397.4082 or themapstore@clark.wa.gov.

The packet includes the following:

- General Location Map
- Property Information Fact Sheet
- Arterial Roadway, C-Tran Bus Routes, Parks and Trails Map
- Elevation Contours Map
- Photography Map
- Photography Map with Contours
- Zoning Map
- Comprehensive Plan Map
- Water, Sewer and Storm Systems Map
- Soil Type Map
- Environmental Constraints Map
- Quarter Section Map

4. **Legal description**

A full and complete legal description of the property must be submitted. Available from a title company or a surveyor.

5. **Applicant Agreement form**

A completed and signed *Applicant Agreement* form must be submitted. See attachments.

6. **Proposed plan**

- Proposed Plan shall be drawn to a minimum scale of 1" = 200' for subdivisions and 1" = 50' for all other applications

The following information shall be clearly depicted on the Proposed Plan:

Critical Environmental Areas

The applicant is encouraged, but not required, to show proposed mitigation measures for identified critical areas, such as geologic hazard areas, wetlands, etc.

General information

- Applicant's name, mailing and e-mail addresses, and phone number
- Owner's name, and mailing and e-mail addresses
- Contact person's name, mailing and e-mail addresses, and phone number
- North arrow oriented to the top, left or right of the page, scale and date
- Title of proposed project, such as subdivision or business
- Vicinity map covering 1/4 mile radius from the development site
- Area of the site in acres or square feet

Land Use and Transportation

- Layout of existing parcels drawn to scale
- Location(s) of any existing building(s) on the site
- Name and location of roadways and roadway easements (private and public), and surface material of these roads, such as gravel, asphalt or concrete pavement, etc.
- Location of existing on-site driveways and those off-site driveways across the street. Include the edge-to-edge distance between all driveways and roadways
- Location (i.e., distances from property line to structures) and dimensions of all structures, outside storage areas and activity areas:
 - Location of existing vegetation to remain, to include species, width and height;
 - Location of existing berms, fences and/or walls to remain;
 - Location, species, width and height of proposed vegetation; and,
 - Location, width and height of proposed berms, walls and fences.

In addition to the items above, the following information will need to be provided for review by Building Safety.

- Specify on the drawings all proposed buildings
- Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1. Accessible spaces shall be identified, show compliance with adopted code for car and van parking
 - a. ICC A117.1-2009 502 Parking Spaces: Show compliance with this section for car and van parking.
502.7, Identification: Where accessible parking spaces are required to be identified by signs, the sign shall include the international Symbol of Accessibility complying with Section 703.6.3.1. Signs identifying van parking spaces shall contain the designation *van accessible*. Such signs shall be 60 inches minimum above the floor of the parking space, measured to the bottom of the sign. Provide detail.
 - b. ICC A117.1-2009 703.6 Symbols of accessibility: ICC A117.1-2009 703.6.2, symbols of accessibility and their backgrounds shall have a non-glare finish. Symbols of accessibility shall contrast with their backgrounds, with either a light symbol on a dark background or a dark symbol on a light background. Provide detail.
- Show the accessible route to the public way, accessible parking.
 - a. Accessible route. IBC/WAC (ICC A117.1 Section 403.5) Clear width of accessible route. Clear width of an accessible route shall comply with ICC A117.1 Section 403.5. For exterior routes of travel, the minimum clear width shall be 44 inches. Be sure to indicate the widths on the plans.

- b. IBC Site arrival points. Accessible routes within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served, if applicable.
- c. IBC Connected spaces. When a building or portion of a building is required to be accessible, at least one accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and to the public way.
- d. All buildings applicable are required to be accessible.

7. _ Written narrative

A written narrative must be submitted to include the following:

- A description of the home business, including activity levels; size of activity area, number of employees (if any), number of daily customer and deliveries, etc.
- How the outside activity area is proposed to be visually screened from adjacent residences, either by existing vegetation, terrain, or sight obscuring landscape/screening methods to at least an L3 standard, as established in Clark County Code, Section 40.320
 - How the outside activity area will be set back from the property line a minimum of 50 feet, or the existing terrain provides a sight-obscuring barrier, landscaping and screening

8. _ Associated permit applications

Where the proposed Home Business triggers other permits (e.g., stormwater, habitat, wetland, forest practices, building, etc.), such permit applications shall be included with the Home Business application package.

9. _ Submittal copies

All Land Use reviews are completed online via CC LMS. The submittal needs to contain separate pdf documents labeled to match the checklist or table of contents. These documents can be uploaded as individual documents or as one zip file containing all the separate PDF files.

View instructions on how to apply – clark.wa.gov/media/document/54954

Contact planningapps@clark.wa.gov with questions on how to apply.

Private Road Access Review Submittal Requirements

The following checklist identifies information to be included with the application.

All items with an underlined space (i.e.,) must be submitted before the application will be considered **Counter Complete**.

All items with a check box must be submitted before the application will be determined **Fully Complete**. All bulleted items must be submitted, as applicable, but are not a Fully Complete requirement.

1. **Application form**

The application form shall be completed and original signed in ink by the applicant.

2. **Application fee**

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The packet includes the following:

- General Location Map
- Property Information Fact Sheet
- Arterial Roadway, C-Tran Bus Routes, Parks and Trails Map
- Elevation Contours Map
- Photography Map
- Photography Map with Contours
- Zoning Map
- Comprehensive Plan Map
- Water, Sewer and Storm Systems Map
- Soil Type Map
- Environmental Constraints Map
- Quarter Section Map

4. **Legal description**

A full and complete legal description of the property must be submitted. Available from a title company or a surveyor.

5. **Applicant Agreement form**

A completed and signed *Applicant Agreement* form must be submitted. See attachment.

6. **Site plan**

A site plan, drawn to scale, must be submitted that identifies the following:

- Location and dimensions of the private road (i.e., roadway easement or separate tract) and all properties having access to the road;
- Existing roadway improvements (e.g., gravel, asphalt, curbs etc.), type, location and dimensions.
- Proposed** roadway improvements (e.g., gravel, asphalt, curbs etc.), type, location and dimensions.

7. __ Written narrative and evidence

A written narrative and evidence must be submitted describing how the existing and/or proposed roadway improvements will ensure that safety and maintenance impacts are adequately mitigated. The impacts shall include, but are not limited to dust, noise, trip generation, and road safety and maintenance.

8. __ Associated permit applications

Where the proposed Home Business triggers other permits (e.g., stormwater, habitat, wetland, forest practices, building, etc.), such permit applications shall be included with the Home Business application package.

9. __ Submittal copies

All land use reviews are completed online.

Follow the Land Use Review application guidelines found on this web page: clark.wa.gov/community-development/permit-application-submittal-guidelines

View instructions on how to apply – clark.wa.gov/media/document/54954

Contact planningapps@clark.wa.gov with questions on how to apply.

Fee schedule

The following fees are required to be paid when the application is submitted.

Urban and Rural Type II Review

Application (LUR and WH)	\$1,276
Planning	\$1,952
Issuance	\$53

Engineering deposit	\$200
Issuance	\$53

Engineering will bill at an hourly rate which must be fully paid before application is approved or finalized.

SEPA review, if applicable	\$2,132
Issuance	\$53

Fire Marshal review, if applicable	\$434
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CARA permit, if applicable	\$1,378
Issuance	\$53

Building permits to be calculated separately, as needed.

Urban Applicant Agreement

Case number: _____

Applicant name: _____

Home business address: _____

Description of home business: _____

The following is a list of the required conditions for operating a Major Home Business - Urban. **Please read and initial each item and sign the certification agreeing to comply with these conditions.**

I am the owner and operator of the subject home business, and resident owner or renter of the property who occupies the property as their principal residence.

The home business will not occupy more than 25 percent of the gross floor area of the dwelling or exceed 1,000 square feet, whichever is less.

No more than one sign related to the home business of two square feet or less in size will be posted on the property.

Only incidental on-site retail sales will be allowed; and, the following activities will not take place on the property: adult entertainment enterprises as defined in Clark County Code, Chapter 5.45; automotive recycling materials facilities; and new facilities for servicing motor vehicles.

No more than 900 square feet of an accessory structure will be used for the business.

No more than three non-resident employees who come to the home business location will be allowed, and one additional on-site parking space will be provided for each non-resident employee.

No more than 12 customers per day will come to the home business location.

There will be no outside storage.

There will be no heavy equipment and no more than three home business-related vehicle.

The hours of operation will not extend beyond 7:00 a.m. to 8:00 p.m. for on-site business.

The parcel upon which the home business is located is 10,000 square feet or greater in size.

The home business is **not** accessed from a private road;

OR
 I have attached all required submittal items listed under the *Private Road Access Review Submittal Requirements*.

I have read and understand the above conditions for a Type II Urban Home Business and agree to abide by these conditions; and certify that all information submitted with this application is complete and correct. I understand that I must continually meet these standards and any conditions of approval specified in the decision in order to maintain a valid permit, and that this permit shall be automatically void if I change residences.

I attest that all structures used for this home business are in compliance with applicable building and fire codes.

Applicant signature

Date

A letter of authorization required if other than property owner.

Rural Applicant Agreement

Case number: _____

Applicant name: _____

Home business address: _____

Description of home business:

The following is a list of the required conditions for operating a Major Home Business – Rural. **Please read and initial each item and sign the certification agreeing to comply with these conditions.**

I am the owner and operator of the subject home business, and resident owner or renter of the property who occupies the property as their principal resident.

The home business will not occupy more than 25 percent of the gross floor area of the dwelling or exceed 1,000 square feet, whichever is less.

No more than one sign related to the home business of two square feet or less in size will be posted on the property.

The lot size upon which the home business is located is ___ acres. A minimum of 2.5 acres is required.

Only incidental on-site retail sales will be allowed; and the following activities will not take place on the property: adult entertainment enterprises as defined in Clark County Code, Chapter 5.45 and automotive recycling materials facilities.

Under Table 40.260.100-1, I am allowed to use up to ___ square feet of accessory structures for the home business and agree **not** to exceed this amount.

Under Table 40.260.100-1, I am allowed up to ___ non-resident employees who come to the home business location and agree **not** to exceed this amount.

Under Table 40.260.100-1, I am allowed to have up to ___ customers per day, based on my land area, and agree **not** to exceed this amount.

Under Table 40.260.100-1, I am allowed an outside storage area up to two percent of the parcel size, which is ___ square feet, and agree **not** to exceed this amount.

All outside activity areas will be screened per the approved site plan that is attached.

The hours of operation will not extend beyond 7:00 a.m. to 8:00 p.m. for on-site business.

Home Business for Servicing Motor Vehicles

The home business is **not** providing servicing for motor vehicles.

OR

The home business is providing motor vehicle services; and,

The activity area is no more than two percent of the parcel;

The accessory structure utilized for this home business (if applicable) does not exceed 1,500 square feet in size; and,

The activity area is proposed to be landscaped and screened to the L3 standard.

Home Businesses on Private Roads

The home business **IS** **IS NOT** accessed from a private road.

OR

I have attached all required submittal items listed under the *Private Road Access Review Submittal Requirements*.

I have read and understand the above conditions for a Type I Rural Home Business and agree to abide by these conditions; and certify that all information submitted with this application is complete and correct. I understand that I must continually meet these standards and any conditions of approval specified in the decision in order to maintain a valid permit, and that this permit shall be automatically void if I change residences.

I attest that all structures used for this home business are in compliance with applicable building and fire codes.

Applicant signature

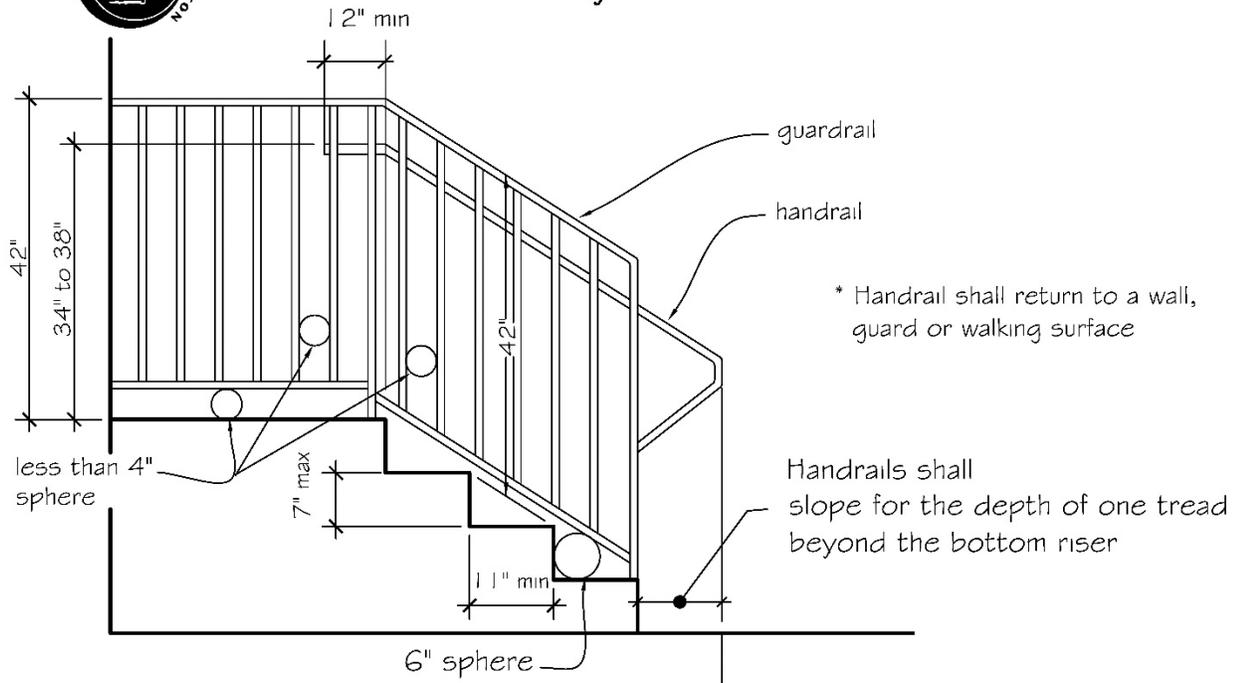
Date

A letter of authorization required if other than property owner.

Stairway and ADA ramp details



Clark County Building Safety Division Exterior Stairway - IBC



STAIRWAY ELEVATION

Note:

1. Min. clear width shall be 44". For occupant load less than 50, min. 36" width. IBC Section 1011.2.
2. Headroom. Stairways shall have a minimum headroom clearance of 80" measured vertically from a line connecting the edge of the nosings. See IBC 1011.3.
3. Stair riser heights shall be 7" max and 4" min. Stair tread depths shall be 11" min. The riser height shall be measured vertically between the leading edges of adjacent treads. The tread depths shall be measured horizontally between the vertical planes of the foremost projection of the adjacent treads and at a right angle to the tread's leading edge. See IBC 1011.5.2.
4. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8" in any flight of stairs. See IBC 1011.5.4.
5. Stairs shall have handrails on each side. IBC Section 1011.11. Handrails shall be adequate in strength and attachment in accordance with IBC Section 1607.8. Handrail height shall not be less than 34" and not more than 38" measured above tread nosing. See 1014.6. Handrails shall extend horizontally at least 12" beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. See 1014.3 for handrail graspability.
6. Guards required at stairways and landing located more than 30" above floor or grade. See IBC Section 1015.2.
7. Guards shall form a protective barrier not less than 42" high measured vertically above the leading edge of the tread, or adjacent walking surface. See IBC 1015.3.
8. Required guards shall not have openings which allow passage of a sphere 4" in diameter from the walking surface to the required guard height. IBC 1015.4. Exception #1-From a height of 36" to 42", guards shall not have openings which allow passage of a sphere 4-3/8" in diameter. Triangular openings at the open sides of a stair, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6" in diameter. IBC 1015.4 Exception #2.

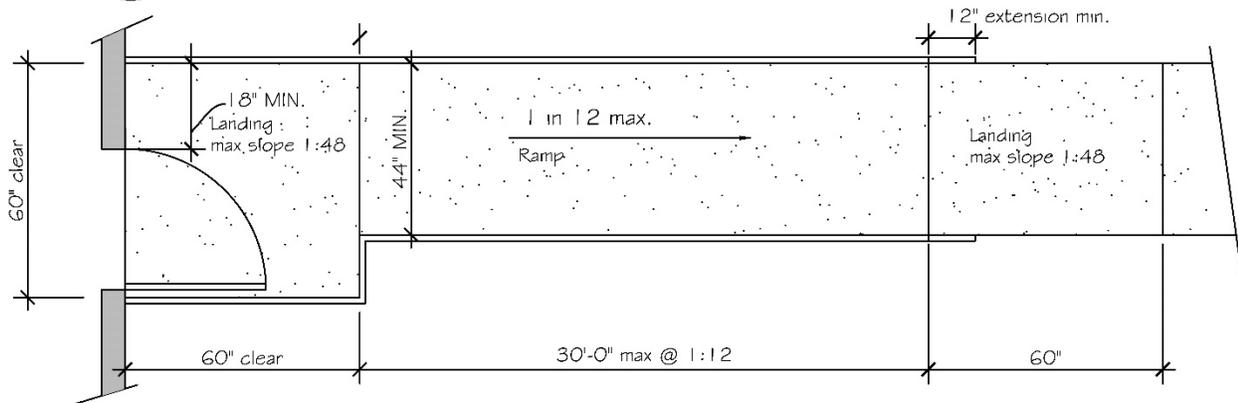
Exterior Stairway - IBC

drawn by mlm
8-29-17

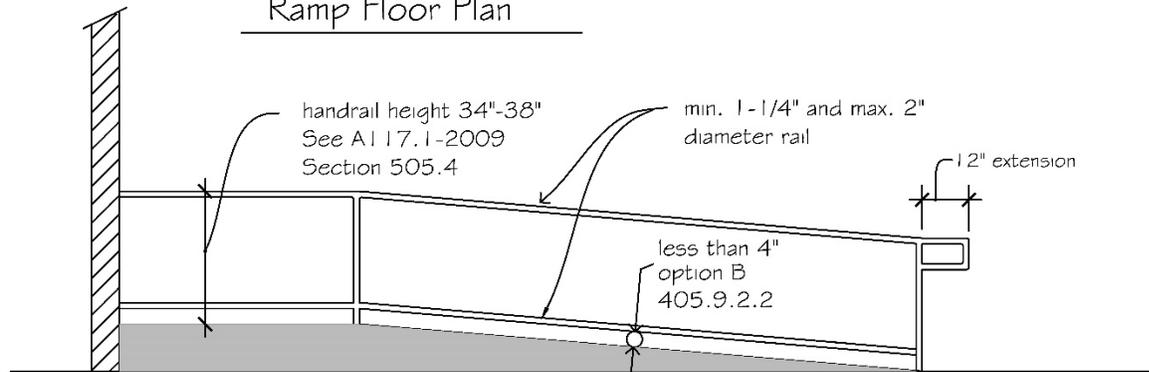
MSC-1021



Clark County Building Safety Division Exterior Accessible Ramps - IBC



Ramp Floor Plan



IBC Ramp Elevation

Note:

(All code sections shall be ICC A117.1-2009 unless otherwise noted)

1. Min. clear width of exterior ramps shall be 44 inches. See Section WAC 1101.2.1.
2. Max. ramp slope runs shall be not steeper than 1 vert. in 12 horiz. per 405.2. The maximum cross slope of ramps and landings shall not be steeper than 1 vert. to 48 horiz. See Section 405.3 & 405.7.1.
3. Max. rise of 30" vertical between landings. See Section 405.6.
4. 60" x 60" landing required where ramp changes direction. See Section 405.7.4 & IBC 1012.6.4.
5. Ramp runs with a rise greater than 6" shall have handrails on both sides complying with IBC 1011.11 and ANSI standards. Ramp handrails shall extend 12 inches min. beyond the top and bottom of ramp runs. See IBC 1014.6. Handrails shall have an outside diameter of 1-1/4" min. and 2 inches max. or comply with section 505.7.2 for noncircular cross sections. Clearance between handrails and adjacent surfaces shall be 1-1/2 inches clear.
6. Edge protection required on each side of ramp per one of the following options:
 Extended floor of the ramp run and or ramp landing shall extend 12" beyond the inside face of the railing per Section 405.9.1; or provide a curb min. 4" per 405.9.2.1, or a barrier that prevents the passage of a 4" diameter sphere where any portion of the sphere is within 4" of the floor per 405.9.2.2.
7. Maneuvering clearances at door shall comply with 404.2.3, Table 404.2.3.2 & Figure 404.2.3.2.
8. Guards required on open-sided walkway of ramp and landing where located more than 30 inches above above the floor or grade below. See IBC 1015.2
9. Surfaces shall be stable, firm, and slip resistant. Section 302.

Exterior Accessible Ramps - IBC

drawn by mlm MSC-1022
8-29-17