



**San Juan County**  
**Community Development & Planning**  
135 Rhone Street P.O. Box 947 Friday Harbor, WA. 98250  
(360) 378-2354 (360) 378-2116 Fax (360) 378-3922  
www.sanjuanco.com

**POLICIES/PROCEDURES/INTERPRETATIONS**

**VERIFICATION OF WATER AVAILABILITY ON  
EXISTING WATER SUPPLY SYSTEMS**

**René M. Beliveau**  
**Deputy Director/Chief Building Official**

**Issued 01/10/2008**

**ISSUE:** When shall owners/applicants for building permits which include the replacement or relocation of existing plumbing fixtures and/or the addition of new plumbing fixtures be required to verify water availability?

**ANALYSIS:** Section 8.06.140 of the San Juan County Code specifies that “Applicants for building permits which contain plumbing fixtures dependent on water for their operation must demonstrate an adequate, potable water supply for the intended use of the structure.” This section goes on to specify what evidence is acceptable to demonstrate adequacy.

However, this section is silent on how to deal with modifications to legally existing plumbing systems.

**POLICY:** This policy is adopted to clarify when and if water availability shall be required for permits issued on existing plumbing systems.

- An adequate water supply shall be presumed to exist where:
  - Existing water dependent plumbing fixtures in a legally existing and previously approved/accepted plumbing system are being replaced or relocated; or
  - Additional water dependent plumbing fixtures are being added to legally existing and previously approved/accepted plumbing system and where the work does not modify or change the applicable design requirements for water availability [i.e. does not create additional dwelling unit(s), does not involve commercial activities, or is not associated with a change of use].
- An adequate water supply shall be verified as required by Section 8.06.140 of the San Juan County Code where:
  - Water dependent plumbing fixtures are being added to a legally existing and previously approved/accepted plumbing system where the work modifies or changes the applicable design requirements for water availability [i.e. creates additional dwelling unit(s), involves commercial activities, or is associated with a change of use]; or
  - Water dependent plumbing fixtures are being added to an existing but not previously approved/accepted plumbing system.

**Questions about the requirements for obtaining verification of water availability shall be directed to the Health Department at (360) 378-4474.**