

# SMP FACT SHEET #2

## Remodeling, Expanding & Rebuilding

### Current SMP (1990)

### Draft SMP (2022)

#### Rebuilding After Fire or Natural Disaster

- Involved a complex process to determine 50% structural loss.
- Non-conforming structures with 50% or more loss had to rebuild outside of buffer.
- May rebuild in the same footprint for any reason.

#### Interior Remodel

- Remodel value could be no more than 50% of the structure's original value.
- May remodel anything within existing footprint and 4 walls (includes windows and siding).

#### Expanding a Structure

- Lateral expansion of non-conforming structures required a variance or reasonable use exception.
- May expand vertically to 35 feet.
- May expand landward with mitigation. A variance may be required.
- New deck may be attached to residence within buffer with mitigation. Permits still apply.

#### Storage Structures

- N/A
- Allowed up to 200 square feet within buffer.
- May use roof as patio with mitigation.

\*Structures governed by CAO non-conforming rules will continue to be. Increased flexibility applies to properties that are ONLY subject to the SMP.



## Shoreline Master Program (SMP)

**\*NOT YET ADOPTED - OPEN FOR  
PUBLIC COMMENT.**

## ASK STAFF

Thurston County's SMP covers most shoreline building projects.

**Contact Us** about your site and which permits may still be required.

## READ THE CODE

**Title 19**

**TC Current Shoreline  
Codes**

## FIND IT ONLINE

**Shoreline Master  
Program Webpage**

**[www.ThurstonPlanning.org](http://www.ThurstonPlanning.org)**