

From: Randy Johnson
Sent: Monday, September 15, 2025 12:05 PM
To: Gregory Adams
Subject: FW: Permit No. BP24 - 0083 Boat House Repair
Attachments: Shore code definition.pdf; Repair #2.jpg; Repair#4.jpg; Repair#3.jpg; Repair#5.jpg; Repair #1.jpg; Boat Shed replacement cost - BP24-0083repair.pdf

From: Mark Leveck <mkleveck@gmail.com>
Sent: Thursday, September 11, 2025 11:38 AM
To: Randy Johnson <randyj@co.skagit.wa.us>
Cc: Colleen Leveck <leveck.colleen@gmail.com>
Subject: Permit No. BP24 - 0083 Boat House Repair

Subject: Permit # BP24-0083. Boat house repair permit.

Dear Randy,

I hope all is well. Following up to our conversation a few weeks ago, we wanted to share details on the work performed and demonstrate compliance with the Skagit County Shoreline Master Program (SMP) (Chapter 12) and Skagit County Code (SCC) 14.04 specifically regarding the distinction between "repair" and "replacement."

Justification for Necessary Repairs: The boathouse structure had fallen into a state of disrepair due to prolonged exposure to the elements and recent storms from last winter causing additional stress on the structure members. The roofing and siding were compromised, leading to water intrusion that caused some damage to the underlying wooden framing. Without the addition of new structural members (stud framing and rafters), the deterioration would have eventually rendered the structure unsafe. In addition to replacing the siding per the plans, the repairs undertaken were not elective but essential to preserve the structural integrity.

Furthermore, the repairs were necessary to meet Building Code requirements called out in the permit #BP24-0083 including installing properly sized headers for all fenestrations to ensure correct load distribution, which was previously inadequate. The roof structure was also repaired to safely support the required 50 PSF snow load, a capacity the previous damaged framing could no longer guarantee.

Compliance with Skagit County Code: We carefully reviewed the definitions provided in SCC 14.04 and we believe the project still classifies as "repair." under Shoreline Master Program code.

SCC 14.04 defines "**Repair**" as: *"the reconstruction of a part of an existing building for the purpose of its maintenance or as a result of damage. Repair may include replacement of individual components of an assembly... but does not include replacement of the entire assembly."*

SCC 14.04 defines "**Replacement**" in part as: *"When the value or extent of the work proposed... exceeds 75% of the preconstruction value or extent of the building, structure or assembly, the building, structure or assembly is deemed to be completely replaced."*

The repairs adhered to this definition by replacing damaged or rotted components of the wall and roof assemblies, not to exceed 75% per the permit plans (page 4). Based on a detailed cost assessment (see attached for assembly details), the replacement value of our repairs is **40.38%** of the total value of the existing structure below the 75% threshold. Please see the breakdown below: (please see the attachment for details by line item).

Financials	Value	Notes
Assessed Value of Existing Structure	\$28,490	As determined by a materials and labor valuation method.
Total Cost of Repairs/Replacements	\$11,505	Includes all materials and labor for the permitted work.
Replacement Value Ratio	40.38%	below the 75% pre construction value

Note: We could not find a specific tax appraisal value of the structure in our tax assessment, so we opted to value the structure using L&I labor costs and range of values to determine the assessed cost value. The comparable/market sales approach was not used due to limited recent sales. The income approach yielded a valuation of \$46,600 (NOI = \$2800/yr / 6% cap rate) but was not used in the calculation.

The project's replacement value is below the 75% limit that would trigger a classification as a "replacement" under SCC 14.24.070 (3&5). Our original permit application (BP24-0083) estimated a replacement value ratio of 30%. While the final cost was higher due to the extent of the sill plate damage discovered and structural studs, it remains within the allowable limits for a repair project.

Thank you for your help and please let us know if you have any questions. We're happy to discuss this further anytime.

Sincerely,
Mark and Colleen Leveck

Code definition:

From SCC 14.04:

Repair: the reconstruction of a part of an existing building for the purpose of its maintenance or as a result of damage. Repair may include replacement of individual components of an assembly, such as components of a wall or a roof, but does not include replacement of the entire assembly. Where repair is required to more than 75% of the assembly, the assembly is considered to be replaced.

Replacement: to put something new in place of something existing as a substitute, such as a building or structure, or part of a building or structure. When the value or extent of the work proposed, as determined by the Department, exceeds 75% of the preconstruction value or extent of the building, structure or assembly, the building, structure or assembly is deemed to be completely replaced.

Existing Shed Valuation (Materials and Labor method of valuation)				
Component	Description	Quantity	Unit Cost (Skagit County, 2025)	Subtotal (Low - High)
Foundation	Poured concrete with 16" wide footings and 1-2 ft high stem walls; includes rebar, forms, and pour.	72 linear ft (perimeter); wall area 144 sq ft (72 ft × 2 ft)	Footings: \$30-50/linear ft Stem walls: \$45-90/linear ft	\$5,400 - \$10,080 (Avg. \$7,740)
Framing (Walls)	2x4 lumber framing for walls, includes plates, studs, basic sheathing	576 sq ft (gross wall area)	\$4.50 - \$7.50/sq ft installed	\$2,600 - \$4,300 (Avg. \$3,450)
Framing (Roof)	2x4 rafters; includes ridge board, basic sheathing.	304 sq ft (roof area)	\$8 - \$12/sq ft installed	\$2,400 - \$3,600 (Avg. \$3,000)
Steel Siding	Steel panels (e.g., corrugated or vertical); includes trim, fasteners; installed over framing.	576 sq ft (walls)	\$8 - \$14/sq ft installed	\$4,600 - \$8,100 (Avg. \$6,350)
Steel Roof	Steel panels (e.g., corrugated or standing seam); includes underlayment, flashing, vents.	304 sq ft	\$10 - \$16/sq ft installed	\$3,000 - \$4,900 (Avg. \$3,950)
Doors/Windows	Basic: 1 roll-up garage door (9x7 ft), 1 aluminum window	1 set	\$1,200 - \$2,500 total	\$1,200 - \$2,500 (Avg. \$1,850)
Miscellaneous	Electrical rough-in, overhead (10% contingency).	N/A	\$5-10/sq ft (288 sq ft)	\$1,400 - \$2,900 (Avg. \$2,150)
Total	Full replacement cost	288 sq ft	\$62 - \$97/sq ft	\$20,600 - \$36,380 (Avg. \$28,490)
			Existing Boat Shed value:	Average = \$28,490
Total repairs value:				
Component	Description	Quantity	Unit Costs	Materials + Labor
Framing (walls)	2x4/6 lumber framing for walls, includes plates, studs, headers basic sheathing	576sqft (gross wall area) -	\$4.50 - \$7.50/sq ft installed	\$3,456
Framing (roof)	2x6 rafters, include ridge board and basic sheathing	85% replaced of 304sqft	\$8 - \$12/sq ft installed	\$2,400
Siding	T1-11 siding (18 panels)	576 sqft	materials (labor included in framing)	\$1,089
Roof	Roofing shingles - 304 sqft	\$117 / square	\$8.20 labor + materials	\$2,860
Doors / Windows	1 roll-up garage door, 3 windwos	100% replaced	\$1800 total	\$1,400
Misc	Nails, fasteners			\$300
Total			Total repair/replaced cost basis:	\$11,505
			% of value replaced from existing	40.38%



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