



**Permit Center**

210 Lottie Street, Bellingham, WA 98225  
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382  
Email: [permits@cob.org](mailto:permits@cob.org) Web: [www.cob.org/permits](http://www.cob.org/permits)

**Nonconforming Structure Percent Destruction Calculation**

Application #: \_\_\_\_\_

Property Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Neighborhood: \_\_\_\_\_ General Use Type: \_\_\_\_\_

Qualifier: \_\_\_\_\_ Density: \_\_\_\_\_

Current Land Use: \_\_\_\_\_

Description of Nonconformity: \_\_\_\_\_

Actual Cost of Building Repair: \_\_\_\_\_

Estimated Replacement Cost of Entire Building: \_\_\_\_\_

Percentage of Destruction: \_\_\_\_\_

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Building Official: \_\_\_\_\_ Date: \_\_\_\_\_

**Bellingham Municipal Code 20.14.010 - Buildings and Structures**

- A. Any existing building or structure or portion thereof lawfully erected or altered which does not meet all of the zoning requirements found in this ordinance is hereby declared a nonconforming building or structure and not in violation of this ordinance.
- B. Any building or structure nonconforming as to lot coverage, yard, height, open space, density provisions or parking requirements may be enlarged, remodeled or renovated provided such alterations do not contribute to additional encroachment or infringement of this ordinance.
- C. In the event a nonconforming building or structure is less than 50% destroyed by any cause, nothing in this ordinance shall prevent the securing of a building permit within 1 year from the date of destruction for the restoration of the building or structure. **The determination of the percentage of destruction shall rest with the Building Official and shall be based upon the actual cost of repairing the portion of the building or structure destroyed in relation to the estimated replacement cost of the entire building or structure.**

Any nonconforming building or structure more than 50% or more destroyed may be reconstructed provided it meets all of the regulations of the Use District in which it is located or the structure is rebuilt according to a plan approved by the Hearing Examiner. Such a plan may be approved by the Hearing Examiner if it finds that the proposed reconstruction minimizes infringement of this ordinance consistent with the specific reconstruction needs of the structure. The Hearing Examiner may condition such approval to mitigate the detrimental effects of infringement of this ordinance by any portion of the nonconforming building or structure.