**BOAT HOUSES**

**SPECIFICATIONS, STANDARDS & REQUIREMENTS**

The below specifications and standards in no way alleviates or exempts the boathouse owner from the general requirements of the Port of Poulsbo Rules and Regulations.

When a Boathouse moored at the Port of Poulsbo Marina is upgraded or modified, all changes shall be subject to the following requirements and specifications.

All boathouses moored at the Port of Poulsbo Marina shall be in full compliance with the electrical wiring section requirements outlined in the National electrical code.

All boathouses moored at the Port of Poulsbo Marina shall be in compliance with paragraph 4 of the Structural Requirements.

All boathouses moored at the Port of Poulsbo Marina will be required to comply with all relevant electrical, plumbing, fire and life safety codes of the County of Kitsap and State of Washington

**GENERAL CONDITIONS**:

1. Boathouses are only permitted in those areas of the marina designated by the Port.. Should it become necessary for a boathouse to be relocated, the Port shall provide adequate notice to the owner so that the move can be accomplished without hazarding the boat and the contents of the boathouse. The owner or an authorized representative shall be present and shall be responsible for moving the boat.
2. The Boathouse owner should always perform any work on or in a boathouse in a manner that does not impact fish, wildlife and the natural environment.
3. The Boathouse owner must maintain the boathouse in good condition. Siding and doors will be in good repair. Broken windows must be repaired immediately.
4. The federal regulations governing the discharge of any solid or liquid waste from boats into the waters of Puget Sound shall apply equally to boathouses moored at the Port of Poulsbo.
5. Any liquid combustible material (oil, paint, solvent, etc.) stored in a boathouse shall be kept in closed containers placed inside a closed non-combustible enclosure (e.g., metal cabinet) and not on open shelves.
6. Boathouses shall be adequately secured to the dock with at least two chains of appropriate size in good condition or wire rope.
7. It is recommended that the name of the Boathouse owner and contact phone number be displayed on the boathouse to allow the Port or first responder to contact the owner in case of emergency.
8. The boathouse owner shall provide a key and / or combination to the boathouse entry door to the Port office. The Port shall store the keys and combinations in a secure location and may use them without prior permission of the owner for emergency response only.

**STRUCTURAL REQUIREMENTS**

1. Owners are responsible for the integrity of boathouse floatation systems and shall initiate corrective action when the floats have deteriorated to the point that damage to the environment is imminent or has started to occur. When upgrading a floatation system, owners shall install devices approved by the Port (e.g., Styrofoam encased by high density polyethylene (HDP) plastic tubs or variable ballast plastic barrels.) At the request of an owner the Port may approve similar or more advanced systems that prevent the release of Styrofoam or other floatation material to the environment.
2. All wood structural material that is treated with a chemical wood preservative shall be kept at least four inches above the normal surface of the water. Wood that may come in contact with the water, such as structures holding variable ballast drums in place or sill spreaders, may be treated only with a chemical preservative that meets Environmental Protection Agency (EPA) standards and has been certified for use in marine environments (e.g., Lifetime ®),

(Wood treated with Chromated Copper Arsenate (CCA-C) is no longer authorized). For wood structures that will come into regular contact with the water, it is recommended that the owner consider using a wood that is naturally resistant to decay, insect infestation and microbial intrusion (e.g., Teak, Western Red Cedar, one of the species of Purpleheart or Ironwood).

1. Roof height as originally documented with the Port can not be increased without submitting a written request to the Port Manager for review and approval by the Port Commissioners. When the roof is modified the pitch will be a minimum of 8/12 pitch. The roof shall overhang the side but only enough to prevent water from going into the boathouse.
2. The roof shall have a minimum of four (4) burn-out panels, fiberglass or plastic, to help reduce the risk of fire spreading horizontally to other boats or boathouses. If the boathouse roof is not in compliance with paragraph 3 above, this requirement will not constitute mandatory modification of the roof pitch.
3. For safety and security purposes, a window shall be installed in the dock end of the boathouse, either in the wall or door, to permit unobstructed viewing of the vessel moored inside. The view through the window may not be obstructed during the period when the owner (or their representative) is not present.
4. Boathouse owners are responsible for the connection of the boathouse to the dock and for maintaining the buffers between neighboring boathouses. See rule for securing boathouses to the dock under General Requirements.
5. Flexible (shock absorbing) buffers (or other approved method) shall be installed between boathouses and between the boathouse and dock. Buffers should be of sufficient size to prevent damage to boathouse roof eves, corners and sides due to movement of the boathouse. If a piling is provided for support between boathouses, the boathouse must be secured to the piling. If a boathouse has piling on both sides it must be secured to at least one of the pilings. Attachment will be by roller bracket or other approved method.

**ELECTRICAL WIRING**

1. Connections to Port electrical stations for boathouses, their supply lines leading to internal electrical distribution panels, and all internal boathouse wiring shall be in accordance with current Washington Administrative Code (WAC) 296-46B requirements for floating structures and the National electrical code (N.E.C.)
2. Any new or revised electrical work must be permitted, and inspected by Labor and Industries (L&I) in accordance with the WAC requirements.
3. Items boathouse owners should be concerned about regarding floating structure WAC requirements include, but are not limited to:
   * + 1. Use of appropriately rated twist plugs and flexible (stranded) wire connecting Port electrical station to internal service panels. (Note: Common romex solid copper wiring is not allowed for supply line from Port power stanchion to internal service panels). The power supply cables shall be properly supported and protected from physical damage in accordance with WAC / NEC requirements including, but not limited to, where cables pass through the boathouse structural member / siding.
       2. .Shore power service connections at Port electrical station are rated as either 125 volt with 30 amps. Owners are responsible for ensuring electrical loads do not exceed power ratings going to their boat or boathouse.