

Port Townsend School of Woodworking **Structure Sponsor Information**

Site Prep

We typically build our structures on 6x6 skids. If the structure is going to be trailer mounted, the skids can be bolted to a trailer (deck-over or flat bed being the best options). If the structure is destined for a more permanent installation, we can build on ground contact 6x6 skids, but we still recommend at least 4 inches of gravel or poured concrete footings. Any site clearing, and foundation preparation will be completed by the sponsor.

Moving the Structure

The build will take place at one of our workshops at Fort Worden State Park and will be available for pickup the day after the course ends. Depending on the size of the structure we recommend a two or three axle trailer that is capable of carrying 10,000 - 15,000 pounds GWVR, and a 3/4 to 1 ton truck to tow it. There are also several local house moving companies that can be contracted to move the structure. All fees associated with moving the structure will be paid by the sponsor.

Please also be aware of any inspection or permitting that may be necessary. Visit http://www.wsp.wa.gov/traveler/docs/cvd/170_129.pdf for more info.

Permits

It is the responsibility of the sponsor to research or obtain permitting where and when necessary. Although we typically build structures under 200 square feet, some municipalities may require permitting especially if you plan on adding plumbing, electrical or plan to use the structure as a place of residence. Please contact your local building and planning department to find out requirements for your municipality.

Pease read the linked documents related to permitting of “tiny houses” in Jefferson County. Officially, you can only obtain a certificate of occupancy if you meet the described requirements.

<http://www.co.jefferson.wa.us/DocumentCenter/Home/View/628>

<http://www.co.jefferson.wa.us/DocumentCenter/Home/View/624>

Once the structure leaves the school, any liability is transferred to the sponsor.

Customization and Extras

We are fully in support of creating one of a kind designs to suit specific needs. Please keep in mind that all customizations have an associated cost and that small modifications to our stock design can add up quickly. If you are interested in customizing a structure, please get in touch with the office staff. We will then put you in contact with one of the instructors who will lead you through the design process. The factors that most influence the cost are dimensions, intricacy of design, material selection, and the design process itself. Design consultation fees start at \$50 an hour. An initial design overview session is included.

Costs

The Port Townsend School of Woodworking is a 501(c)3 non profit institution. As such we are able to provide a value added, below market rate structure that presents tremendous value to a sponsor. We use high quality materials and traditional building methods that speak to the longevity and durability of the structure. There will be no labor fees associated with costs. The sponsor is expected to pay materials plus 40%, plus WA state sale tax. In addition the sponsor may be responsible for covering costs related to design customization.

Project Completion

First off, this is a student built structure. As instructors, we do our best to teach to the highest levels of accuracy and finish, but mistakes do happen. No structural issues will be left unresolved, but minor visual blemishes may be present. Additionally we are subject to a wide range of skill levels and number of participants. With that said, we have all intention of bringing the structure to a specific level of completion, but due to unforeseen circumstances we cannot guarantee how much finish work will be necessary. In previous classes, **sponsors have left with a framed structure with flooring, roof sheathing, metal roofing, and rough openings framed for doors and windows.** The class does not expect to get to sheathing, siding or trimming the structure.

There are two basic options that we are offering at this point in time. The first option is what we call a studio/workshop. It is a single room structure up to 10 feet wide and up to 20 feet long. Typically this option is skid mounted and can be moved on a flatbed trailer with simple permitting. The second option adheres closer to what people think of as a “tiny home”. Although we still typically build on skids, the structure can be bolted to a trailer to make for a more mobile option. We think of this kind of structure as a modular home; while it is capable of being moved down the road, it is a bit more robust and heavy than the typical modern

“tiny home”. The “tiny home” option is, typically under 8’6” in width and 14 to 24 feet in length.

Again, refer to http://www.wsp.wa.gov/traveler/docs/cvd/170_129.pdf

Although we hope to offer classes in the future that would involve bringing these structures to a further level of completion, that is not something we currently offer. Therefore, the sponsor will need to finish the structure themselves or hire someone to do so. However we are more than happy to provide guidance and suggestions to jumpstart the continuation of your buildout.