



DEPARTMENT OF COMMUNITY DEVELOPMENT

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BROCHURE #14 **200 SQ/FT RESIDENTIAL EXEMPTION FROM BLDG PERMITS**

2015 International Residential Code, R105.2

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area does not exceed 200 square feet (Measured outside wall to outside wall).

PROVIDED:

- ✓ Detached single story 200 square foot floor area or less.
- ✓ Not for use as habitable space, detached accessory structure only.
- ✓ Eave overhangs shall not exceed 24 inches (610 mm) measured horizontally; R804.3.2.1.1. (NO LOFTS)
- ✓ Wall height not to exceed 10 Feet; R301.3 & R602.3(5).
- ✓ Residential use only 2015 IRC, Commercial Structures 120
- ✓ Must set back 10 feet or more from all other structures located on site.
- ✓ Must maintain all zoning setbacks and critical area setbacks and buffers. If critical areas and setbacks are in questions please meet with a land use planner.
- ✓ Plumbing is not allowed without a building permit and must comply with all Environmental Health regulations. Bathrooms are not allowed in 200 sq/ft exempt buildings. Contact EH at 385-9444.
- ✓ Heated structures will require a building permit from DCD in order to meet energy code requirements.
- ✓ Must be built to code per the 2015 IRC.

ALL ELECTRICAL IS PERMITTED THROUGH WASHINGTON STATE DEPARTMENT
OF LABOR AND INDUSTRIES (360) 417-2700 OR
<http://www.lni.wa.gov/TradesLicensing/Electrical/feeperminsp/>