

## Accessory Sheds

Is a permit required for an accessory shed? Well, that depends solely on the size of the shed but there are other regulations you need to be aware of.

Section R105 of the WA State Residential Code (IRC) states;

Exempt from Permit.

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.

Even though a shed is exempt from permitting, the structure still needs to comply with the minimum setback requirements for residential structures - 5 feet from property lines. Home Owner Associations may also have more restrictive requirements outlined in its restrictive covenants so it is always a good idea to check there first.

Here is an example of a 160sf exempt shed that violates the setback requirement of 5 feet to both the side and rear property lines. Even though a permit was not required the shed would need to be moved. It is always a good idea to contact your local Building Department and ask what is and is not permitted prior to conducting any work.

