

Detached Garage, Shed, Accessory Structures

Information related to small, non-habitable structures on the same property such as a house or duplex.



Getting started

[Building permit application \(link\)](#)

[Online permit application \(link\)](#)

A building permit is required to build, demolish or move any carport, garage or shed that is greater than 120 square feet in area. Depending on the scope of work, your project may also require electrical, plumbing or mechanical permits.

A building permit is not required to construct a non-habitable accessory structure that is 120 square feet or less in area.

Applying For My Permit

The following information must be submitted when applying for a permit to construct a garage, shed or accessory structure. Since every project is unique, there may be some situations where you will be asked to provide additional information.

- Completed [building permit application \(link\)](#)
- If lot slope exceeds 15%, submit a geotechnical engineering report prepared by an engineer registered in the State of Washington
- Erosion control plan (may be a part of the site plan)

Site Plan (Scale site plans to most appropriate scale, e.g. 1/4"=1' or larger)

- Property lines, with dimensions
- Total area (in square feet) of the lot
- Adjacent streets and any easements
- Property address
- North arrow
- Distance between buildings and between buildings and property lines
- Grade elevations, for lot, at property corners and corners of structure(s)
- Grade elevations, for driveway, at the top of the curb and at the gutter
- Existing street features such as hydrants and power poles
- Area (in square feet) of any existing or proposed buildings
- Dimensions and area (in square feet) of any proposed and existing paving
- Location of sewer and water lines and method of storm water disposal

Architectural Plans (Scale of plans to be 1/4"=1' or larger)

- Fully dimensioned floor plans (including existing and proposed walls, window/door sizes and locations) of each floor affected
- Use of each area
- Plumbing fixture layout

- All exterior building elevations (three side views)
- Building sections showing typical wall, floor, ceiling, roof and foundation
- Insulation R value for ceiling, walls and floors
- Gas/oil furnace and water heater location
- Smoke detectors and fans
- Details of all non-typical construction

Structural Plans (Scale of plans to be $\frac{1}{4}''=1'$ or larger)

- Foundation plan including hold-downs
- Cross sections showing framing members, blocking and materials
- Roof framing including lumber size, spacing and span
- Braced wall panel locations shown on appropriate plans (BP/ABP per CABO or engineered calculations)
- Any engineering calculations may be attached to the plans and engineering details incorporated into the plans or cross-referenced on the plans
- Connections to existing construction

To submit for a permit, bring the completed building permit application and two (2) copies of site, architectural and structural plans (for the area of proposed work and areas affected by such work) along with plan review fees to the Community Development Department.

THINGS TO CONSIDER:

(1) Fire Walls and Fire Protection

The building code does not restrict placement of a structure on the lot, but it does require that if a structure is close to a property line, it must be constructed to a greater level of fire protection. Construction within three feet of a property line that you share with a neighbor (not a street or public alley) is required to be fire rated.