

FREQUENTLY ASKED QUESTIONS

Why do I need a permit for a detached structure?

The purpose of a permit is to ensure that your structure will be built in a safe manner and in accordance with the requirements of the Building and Zoning Codes. This provides you with a reasonable assurance that the building will be safe for all who will use the structure now and in the future.

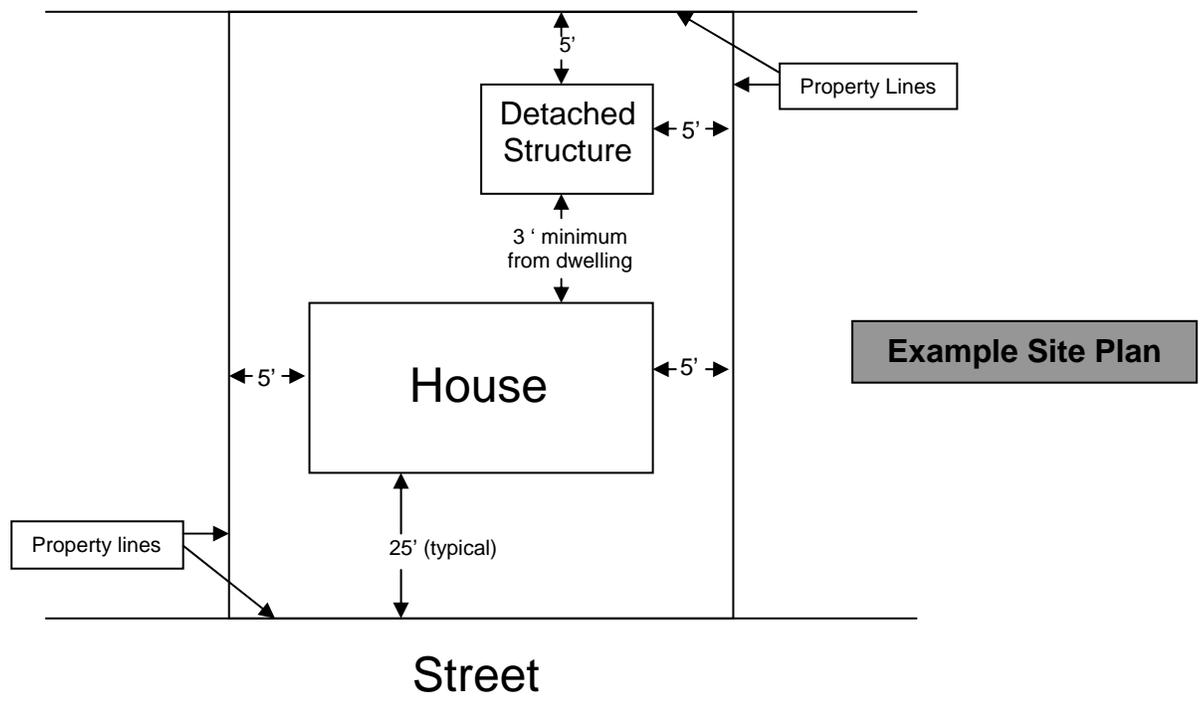
When is a permit required for a detached structure?

Permits are required for all detached structures including shops, sheds, storage buildings, garages, gazebos, greenhouses, wooden decks, above ground pools over 24" deep and in-ground pools regardless of the size or the height of the structure.

Where may I locate a detached structure on my property?

The typical **minimum** setbacks for detached structures with roofs are as follows:

- **25 feet** from the front property line. This distance may vary depending on plat.
- **5 feet** from the side property line - (corner lots may have a different side property line set back requirement)
- **5 feet** from the rear property line - (properties with alley access may build detached structures up to the rear property line)
- **3 feet** from dwelling.
- These setbacks are typical and may vary depending upon your location in the city.



What documentation do I need to submit for a permit?

- A completed application
- A site plan
- Building plans which detail the construction of the structure

What drawings do I need to include in the plans for my building?

Foundation Plan that includes the following information:

- Dimensions of the footing and the foundation wall.
- Details of the reinforcement in the footing and the foundation wall.
- The location, spacing and size of the anchor bolts.

Floor Plan that includes the following information:

- The location of braced wall lines and braced wall panels. (See chapter 6 of the International Residential Code for prescriptive bracing requirements.) If your building does not meet the prescriptive bracing requirements of the International Residential Code a designed lateral-force-resisting system will be required for your building. Calculations stamped by a Washington State engineer or architect will need to accompany the designed lateral-force-resisting system. (Buildings under 200 square feet are not required to meet the bracing requirements.)
- The location and size of all doors and windows.
- The sizes of all window and door headers including the garage door.

Roof-framing Plan that shows the location, size, type and spacing of all trusses, rafters and beams.

Exterior Elevation Drawings showing the exterior of the building on at least two sides.

Cross Sectional Drawing that shows the location, size, type and spacing of all materials to be used.

Do I have to provide a hard surface (concrete or asphalt) driveway leading to and from my detached structure?

Detached structures with parking areas for motor vehicles must provide a hard surface, either asphalt or Portland cement concrete, driveway from the public street to the structure. For work performed in the public right-of-way, a separate permit must be obtained from **The Department of Public Works**. For answers to your public right-of-way questions, please call **442-5200**.

PLEASE CALL 360.442.5086 IF YOU HAVE ANY QUESTIONS REGARDING THE ABOVE INFORMATION.