

DETACHED STRUCTURES – 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.

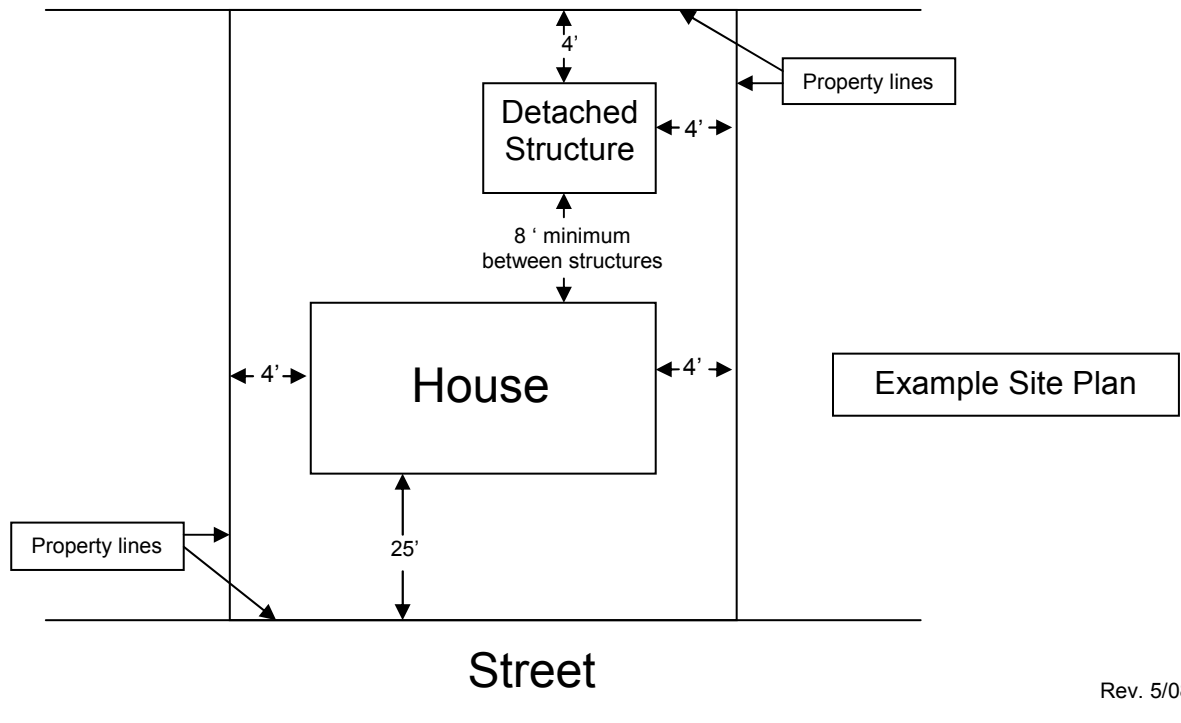
When is a permit required for a detached structure?

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 setbacks for detached structures with roofs are as follows:

- **25 feet** from the front property line
- **4 feet** from the side property line - (corner lots may have a different side property line set back requirement)
- **4 feet** from the rear property line - (properties with alley access may build detached structures up to the rear property line)
- **8 feet** or more from other structures on the property
- 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?

A **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.

A **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.

A **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.

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

Must I 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 driveway to the structure. For work performed in the public right-of-way a permit must be obtained from **The Department of Public Works**. For answers to your public right-of-way questions please call **442-5200**.