



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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Web: [www.co.jefferson.wa.us/communitydevelopment](http://www.co.jefferson.wa.us/communitydevelopment)  
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### **BROCHURE #14** **EXEMPT RESIDENTIAL ACCESSORY STRUCTURES**

One-story detached accessory structures used as tool and storage sheds, greenhouses, storage buildings, playhouses and similar uses provided the floor area does not exceed 400 square feet (Measured outside wall to outside wall).

There is no limit on the number of accessory structures, except that the site requirements, such as setbacks, building lot coverage, and impervious surface allowances, will limit the number of structures that can be located on the site.

#### PROVIDED:

- ✓ Detached single story 400 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.
- ✓ Wall height not to exceed 10 Feet; R301.3 & R602.3(5).
- ✓ Residential use only 2015 IRC 105.2.
- ✓ 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.  
<https://www.co.jefferson.wa.us/Facilities/Facility/Details/DCD-Staff-Consultations-3>
- ✓ Plumbing is not allowed without a building permit and must comply with all Environmental Health regulations. 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.
- ✓ Eaves may extend 24 inches beyond the exterior wall.
- ✓ May contain a storage loft space that does not exceed 1/3 the building area, will not count toward the square footage.

Accessory structures under 400 SF do not require a building permit. However, even if a building permit is not required, accessory structures must still conform to the site requirements, such as setbacks, height, impervious surface and building lot coverage.

### **Can the Structure be heated?**

Yes. A permit is required to add heat. Jefferson County is required to check for energy code compliance for structures that are heated. A site plan will need to be submitted with the Application and Minor Permit application. For more information on the energy code requirements visit <http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx>. A basic section through the structure indicating the insulation values, equipment sizing calculations and efficiency must be provided. Any structure that is not a residence is considered “commercial” under the requirements of the commercial energy code. Please refer to the commercial energy code which offers more flexible requirements.

### **Can the structure contain plumbing fixtures?**

Yes. A permit is required to add plumbing fixtures. A site plan will need to be submitted with the Application and Minor Permit application. The site plan shall meet site plan submittal standards and depict the sewage and water line connection to ensure compliance with the Public Health Department requirements. A review fee is associated with this review. Separate tank placement permits or revision to the existing septic system may be required.

### **Questions before you build?**

**Talk with Community Development (DCD) Staff** - Each project and property is different. Please talk with a DCD professional to determine if a permit is required.

**Contact Information and Office Hours** - Call the DCD at (360)379-4450 or visit us Monday-Friday from 9 a.m. to 4:30p.m. Schedule a Customer Assistance Meeting (CAM) to find out requirements specific to your property:

<https://www.co.jefferson.wa.us/Facilities/Facility/Details/DCD-Staff-Consultations-3>

ALL ELECTRICAL IS PERMITTED THROUGH WASHINGTON STATE DEPARTMENT OF  
LABOR AND INDUSTRIES (360) 417-2700 OR

<https://lni.wa.gov/licensing-permits/electrical/electrical-permits-fees-and-inspections/>