



Pre-Built & Site-Built Sheds

Permitted Installations Accessory to One- and Two- Family Dwellings

Sheds and other accessory structures are a common improvement to residential properties to increase space for storage or hobbies. Whether you are planning on building one from the ground-up, or purchasing a pre-built shed, it is important to understand that such structures are subject to the requirements of the WA State Building Code. Following the building code helps to ensure that they are safe and will stand the test of time. Careful consideration should be taken as to whether to build one from the ground-up or purchase one that is pre-built, because, while anything can be altered to meet the building code, you may incur additional cost to do so. This document will give you a better understand of whether a building permit is required, and if so, what a building inspector will be looking for.

When is a permit required?

Most jurisdictions in the Eastern Washington region require permits for accessory structures that are:

- Greater than 200 sq ft
- Greater than one story
- Used for purposes other than storage, playhouses, and other similar uses.

Always ask your local building department if you need a permit prior to beginning work or purchasing a pre-built shed to avoid confusion or costly corrections

What do I need to provide with my permit application?

Whether a structure is site-built, or pre-built, permit application requirements are the same. At a minimum, the following are required:

- Completed application form
- Site plan
- Construction plans
- Engineering for trusses or other non-“prescriptive” types of construction

What does the WA State Building Code typically require for sheds?

For specific requirements, refer to the 2015 International Residential Code and WA State amendments, as well as consult your local building department. Here are some general guidelines:

