



# **STEVENS COUNTY LAND SERVICES**

## **REGARDING THE QUESTION ON WHAT TO DO ABOUT SMALL ACCESSORY STRUCTURES**

In order for an accessory structure to be exempt from a building permit it must meet EITHER of the following limitations:

**SIZE: MUST BE LESS THAN 200 SQUARE FEET**  
( per IRC 2009 permit exemptions.)

**OR**

**VALUE: MUST BE LESS THAN \$2,000.00**  
( per County Building Ordinance #2-1984)

An accessory structure (200 square feet) values out at \$2000, using the building department valuation fee worksheet for a 1-story detached accessory structure of \$10 per square foot.

Commonly, accessory structures that meet this category may be the metal or wood factory built storage sheds, plastic/resin storage sheds, play houses, or tool sheds. The IRC stipulates foundation requirements for all types of buildings; usually, people want to set the sheds on skids or concrete blocks so they can be moved.

If the accessory structure meets the required building permit exemption based on either size or value, and is not on a permanent foundation, then it would not require a site analysis review and would not be subject to setback requirements.

Any accessory structure (regardless of size or valuation) that is placed on a permanent foundation will require a site analysis review and must meet established setbacks. In MOST zoning classifications, the required setback is 10 feet from any property line.

Policy on exempt accessory structures 5/4/2011

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