



GRANT COUNTY
DEVELOPMENT SERVICES

P.O. Box 37 - 264 WEST DIVISION AVENUE
EPHRATA, WA 98823
(509) 754-2011 EXT 3001

Residential – Exempt Accessory Building

To be exempt from obtaining a Building Permit, a structure must meet ALL of the following:

- Accessory to single family residence (R-3) only:
 - Detached
 - Non-habitable space
 - Use as a tool shed, storage shed, carport, well house, playhouse, animal shelter or similar

- Building Details:
 - Maximum 200 sq. ft. floor area, measured from the outside corners of the supporting structure
 - Maximum 10 foot height from grade to top of wall, 1 story
 - Maximum 18 inch eave / overhang
 - Non-conditioned space
 - No plumbing, such as bathroom or fixtures, installed

- Setbacks:
 - 3 foot minimum setback from all other structures on parcel, eave to eave.
 - Property line setbacks vary by location – the most restrictive setback for the Building Department, Fire Marshal or Planning Department is required
 - Contact the Health District regarding possible septic tank system setbacks to the structure, or slab if applicable.

- A cargo container under 200 sq. ft. with no modifications, for use as storage only, when meeting all other criteria listed may be exempt.

- A permit is required when an addition to a previously exempt structure will create a completed structure that exceeds 200 sq. ft. The entire structure will be permitted and required to be in compliance with current codes.

- Exemption from Building Permit is NOT exemption from Building or Zoning Codes. All structures remain subject to compliance with all applicable County, State and Federal regulations.