

The Building Department may have different requirements from the Planning Department. Please check with the Planning Department for any additional restrictions or requirements.

Structure Exemptions

(Residential Structures ONLY)

Exemption from a building permit does not exempt the structure from building codes.

All structures remain subject to compliance with all applicable County, State and Federal regulations.

For a structure to be exempt from obtaining a building permit must meet ALL of the following:

- Be detached from the home
- Non-habitable space
- Use as tool shed, storage shed, carport, well house, animal shelter or similar
- Maximum 200 sq. ft. floor area, measured from the outside corners of the supporting structure.
- Maximum 10 foot height to top of wall, 1 story (no loft)
- Maximum 18 inch eave / overhang
- Non-conditioned space (not heated)
- No plumbing installed, such as a bathroom or fixtures
- 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.

Other Exemptions

- Re-Roof for Cover or Re-Cover ONLY (**For Manufactured Homes, Contact L&I (Labor and Industry) at 509-764-6900.**)
- Fence less than 7 foot (contact the Planning Department for any other restrictions or requirements)
- Cargo Containers under 200 sq. ft. with no modifications, for storage use ONLY, when meeting all other criteria listed may be exempt.

Required Permits

(ALL Commercial Structures Require Permit)

- Demolition of Structures including Manufactured Homes
- **Commercial Structures**
- Cargo Container
- Residential Home
- Interior Remodels
- Door/Window Replacement
- Garages/Shops, Carports
- Manufactured Home, Mobile Home, Tiny Home, any other Modular Home
- Re-Roof if structural
- Grading
- Gazebos/Pergolas
- Decks or Deck Covers
- Hay Sheds
- Grain Bins
- Agricultural Buildings
- Water Towers
- Cellular Towers
- Signs
- Fencing over 7 foot
- Swimming Pools
- Hot Tubs
- Retaining Walls
- Power Generation – Windmills, Solar Panels, or other
- Plumbing (fixtures, sprinklers, underground, etc)
- Mechanical (wood stoves, gas, fuel/propane tanks, heat pumps, etc)
- Relocated Structures
- Daycare or Adult Family Home Inspections (as required by the state)
- Fireworks Stands
- Pyrotechnic Displays
- Temporary Tent Structures
- Sprinkler Fire Alarm Systems
- Any Structure Not Specifically Exempted by Code or Ordinance