



**MASON COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

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## **Storage Sheds:** *Not for Commercial Use* (Exemption Criteria)

- A.) Storage Sheds:** U occupancy, one-story (no lofts allowed), detached accessory structure used as a barn, carport, tool shed, greenhouse, garage or other similar utility use. **No living spaces are allowed.** Structure is customarily of incidental use to a dwelling and shall be unheated. All plumbing or mechanical appliances, fixtures or equipment shall require the appropriate permits.
- B.) Per IRC section R105.2:** Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in a manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. This includes current building code standards for foundations, walls and roof systems.
- C.) Structural Requirements:** Sheds must not exceed the following:
- ◆ Maximum 200 sq. ft. of space measured from wall corner to wall corner, or post to post at the outside perimeter (footprint) of the structure.
  - ◆ A single story structure (a loft is considered a second story)
  - ◆ Maximum 10' wall or post height
  - ◆ Maximum 24" roof overhangs. Overhangs are not counted in the 200 square foot perimeter, but are considered for setback distances.
- D.) Setbacks:** Structure must be a freestanding detached unit with a minimum setback from all other structures of 5' between roof overhangs or furthest projection. Property line setbacks must meet the requirements of the Planning Department.

### **NOTE:**

**When a structure meets the requirements for exemption from a building permit it does not mean that it is exempt from the requirements of other departments. You must also check with Planning and Environmental Health to make sure you meet all requirements of each department prior to placement. The Planning dept. may require a permit or variance and review if you do not meet the setbacks from property lines or critical areas.**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_