

STORAGE SHED INFORMATIONAL HANDOUT



CITY OF BLACK DIAMOND

Community Development Dept.

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Black Diamond, WA 98010
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BLACK DIAMOND MUNICIPAL CODE (BDMC) 18.50.030.B

Detached Accessory Buildings – zoning requirements.

1. For any lot nine thousand six hundred square feet or less (9,600sf<), a detached accessory building not exceeding twenty-six feet in height (26') may disregard rear and interior side yard setback requirements if such building is no greater than six hundred fifty square feet in floor area (650sf), is located in the rear thirty percent of the lot (30%) or further than seventy-five feet (75') from the front lot line, and is no closer than twelve feet (12') from the centerline of an adjacent alley. It must still maintain the front property line setback and be under 26' in height.

International Building Code (IBC) section 105.2, work exempt from permit

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Permits shall not be required for the following:

Commercial Buildings:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m2).

International Residential Code (IRC) section R105.2, work exempt from permit.

Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Permits shall not be required for the following.

Residential Buildings:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m2).

Summary: Under current Building Code, storage/tool/playhouses and similar uses are exempt from building permit if they are at or under the following square feet:

- Residential is 200 SF
- Commercial is 120 SF