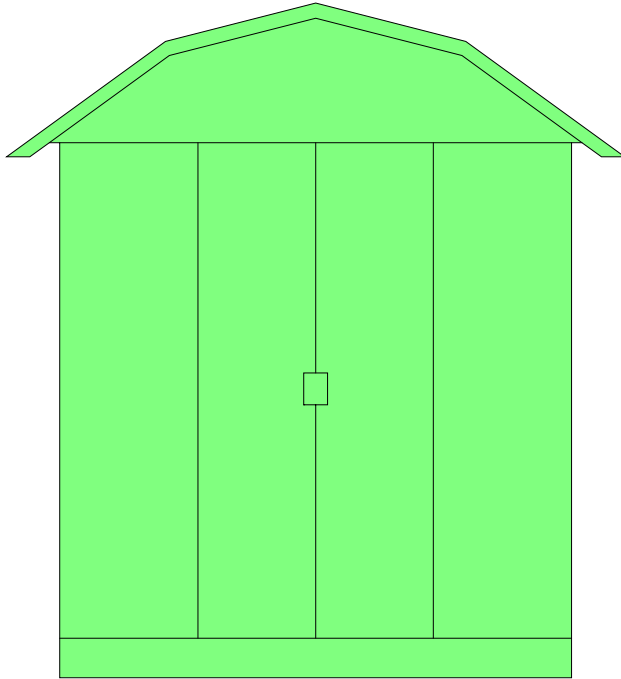


CITY OF KENNEWICK  
RESIDENTIAL STORAGE SHED STANDARDS

INFORMATION PACKET



**The City of Kennewick requires a building permit for residential storage sheds. Please take a moment to review our guidelines. If you are unsure of what is allowed please feel free to contact us. We will be happy to help.**

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## STANDARD REQUIREMENTS

Residential storage sheds require a residential building permit application (**120 sq ft or less is a no cost permit**) with a drawing of the property to a standard scale (*in most cases the City can provide a scaled map of your property upon request*) showing the following:

Plot plan with the following:

Property lines and dimensions

Show existing easement locations

Existing structures on the site

Property Address

Property parcel number

Flanking streets with street name shown

Location of new structure

Distances from new structure to property lines

Distances from new structure to existing structures

Distances from easements (structures cannot be built on or over an easement including eaves; foundations)

We have included a typical example of a plot plan on a corner property for your information.

Also required is a view of the method of construction. We have provided a sample of the required details for your information. Drawings must be to a standard scale, ie 1" = 20 ft.



The height of the accessory structure may not exceed 16 ft measured as follows:

*The vertical distance from the average contact ground level to the highest point of the coping if a flat roof, or the average height between the eaves and ridge of gable, hip or gambrel roofs. (KMC 18.09.940)*

Free standing accessory structures with an area of **400 sq ft or less** and an eave height of **10 ft or less** do not require a thickened perimeter foundation, below grade piers, etc., as per Section R403,1,4,1, Exception #1. It is acceptable to place an accessory structure that meets the above parameters on a slab with approved anchors and/or attached to the property with another approved method.

Development Services and the Building Department are here to help you with any questions or concerns regarding your project. Give us a call.

City of Kennewick Development Services Department

509-585-4280

City of Kennewick Building Department

509-585-4561

## **Kennewick Municipal Code Sections pertaining to Accessory Buildings, Structures and Uses**

### **Portion of Kennewick Municipal Code Chapter 18.09 – Definitions**

**18.09.040: Accessory Structure:** “Accessory Structure” means a subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure and will not create a nuisance or hazard. (Ord. 5180 Sec. 1, 2007)

**18.09.940: Height of Building:** “Height of Building” means the vertical distance from the average contact ground level to the highest point of the coping of a flat roof, or the average height between the eaves and ridge of gable, hip or gambrel roofs. (Ord. 5180 Sec. 1, 2007)

### **Portion of Kennewick Municipal Code Chapter 18.27 – Accessory Buildings, Structures and Uses**

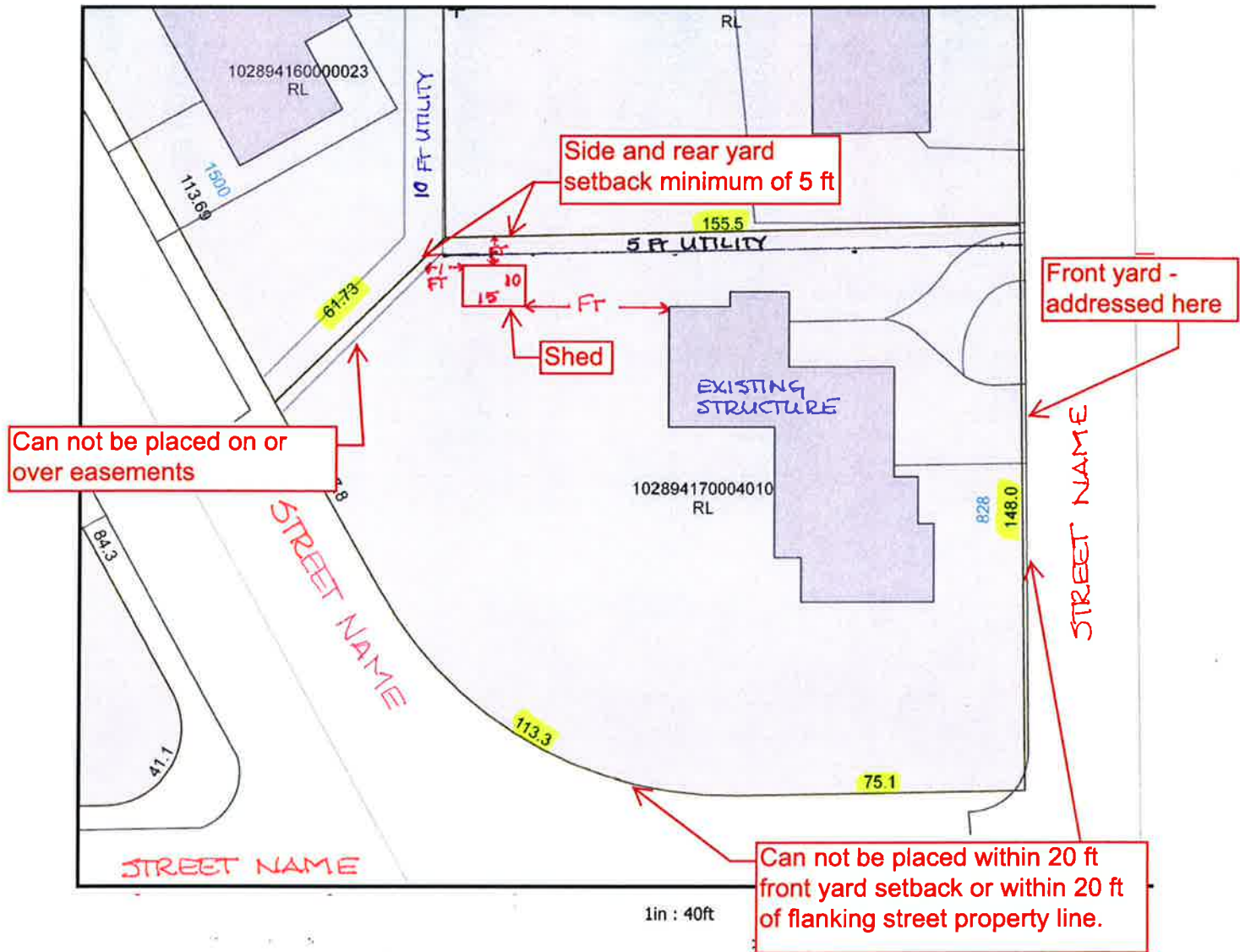
**18.27.010 : Generally;** In any R district, recreation shelters, storage shelters, covered patios, private garages, carports and similar structures are permitted as accessory structures and must be in conformance with applicable provisions of Chapter 18.12. (Ord. 5180 Sec 1, 2007)

**18.27.020: Detached Accessory Building – Conformance Required:** Any accessory building, which is detached or only connected by a breezeway, must comply with this Chapter. An accessory building, which is an integral part of or has a common wall with the main structure, must comply with all provisions of this Title applicable to the main structure. (Ord. 5180 Sec. 1, 2007)

**18.27.030: Accessory Building – Setback – Dimensions:** Accessory buildings must comply with applicable setbacks. Except in C, I, PF and OS districts, detached accessory buildings may not be over 16 feet high. In all R and HMU districts, no accessory building may be closer than 10 feet from any building on the same lot unless the accessory structure is constructed in accord with the International Building Code, in which case the separation can be reduced to four feet. In addition, no accessory structure may be within a radius of 10 feet from the vertical centerline of a window in a dwelling on the same or an adjacent lot. It may not be within five feet of a side or rear property line but it may abut a rear property line adjacent to an alley, canal right-of-way or railroad right-of-way. (Ord. 5180 Sec 1, 2007)

# TYPICAL SHED PLOT PLAN

Example:  
Storage Shed Plot Plan - corner lot



Placement Plan for storage shed  
Scale 1" = 40 ft  
826 W B St  
Parcel #1-0289-417-0004-010

# METHOD OF CONSTRUCTION VIEW

EXAMPLE ONLY  
DRAWINGS MUST BE TO A STANDARD SCALE  
FOR REVIEW PURPOSES

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

Truss or 2x \_\_\_\_\_ rafters spaced \_\_\_\_\_" O.C.  
*(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)*

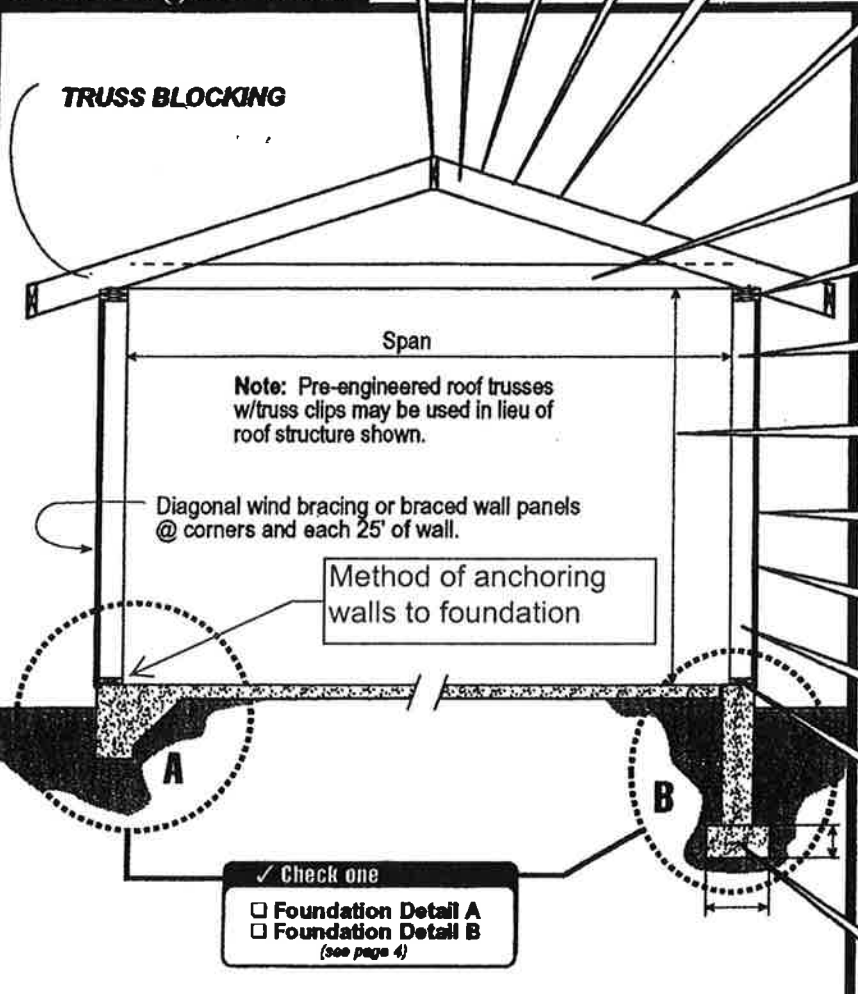
Sheathing \_\_\_\_\_  
*(example: 1/2" exterior plywood)*

Minimum 1x \_\_\_\_\_ ridge board  
*(example: 1 x 12)*

Roof covering \_\_\_\_\_  
*(example: Class A 3 tab shingles)*

Underlayment \_\_\_\_\_  
*(example: 1 layer 15# felt)*

## Building Section



12 pitch | \_\_\_\_\_

Ceiling Insulation \_\_\_\_\_  
*(if heated - example: R-38)*

2x \_\_\_\_\_ ceiling joists @ \_\_\_\_\_ O.C.  
*(example: 2 x 8 @ 24" O.C.)*

Double 2x \_\_\_\_\_ top plate  
*(example: 2 x 6)*

Span \_\_\_\_\_  
*(example: 23' 5")*

Ceiling height \_\_\_\_\_  
*(example: 8')*

Siding \_\_\_\_\_  
*(example: lap or T-111)*

Wall sheathing \_\_\_\_\_  
*(example: 1/2" exterior plywood)*

2x \_\_\_\_\_ studs @ \_\_\_\_\_ O.C.  
*(example: 2 x 6 @ 24" O.C.)*

Cont. 2x \_\_\_\_\_ sill plate  
*(example: 2 x 6)*

Wall Insulation \_\_\_\_\_  
*(if heated - example: R-19 Fiberglass Batts)*

Footing size \_\_\_\_\_ x \_\_\_\_\_  
*(example: 8" x 16")*

Note: Pre-engineered roof trusses w/truss clips may be used in lieu of roof structure shown.

Diagonal wind bracing or braced wall panels @ corners and each 25' of wall.

Method of anchoring walls to foundation

✓ Check one  
 Foundation Detail A  
 Foundation Detail B  
*(see page 4)*

# RESIDENTIAL BUILDING PERMIT APPLICATION

Description of Work \_\_\_\_\_

Property Address \_\_\_\_\_ Parcel ID# \_\_\_\_\_

Legal Description \_\_\_\_\_

Property Owner \_\_\_\_\_

Mailing address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Business phone \_\_\_\_\_ home phone \_\_\_\_\_ fax \_\_\_\_\_

Applicant name/**Contact name** \_\_\_\_\_

Mailing address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Business phone \_\_\_\_\_ home phone \_\_\_\_\_ fax \_\_\_\_\_

General Contractor \_\_\_\_\_

state license \_\_\_\_\_ exp. date \_\_\_\_\_ City of Kennewick Business License # \_\_\_\_\_

Mailing address \_\_\_\_\_ telephone # \_\_\_\_\_

## PROJECT INFORMATION

New     Alt     Addition     Other    Valuation \$ \_\_\_\_\_

**Square footage:** main \_\_\_\_\_ upper \_\_\_\_\_ bonus room \_\_\_\_\_ garage \_\_\_\_\_

den \_\_\_\_\_ basement \_\_\_\_\_ finished  unfinished  covered porches \_\_\_\_\_ decks \_\_\_\_\_

No. of bedrooms \_\_\_\_\_ No. of bathrooms \_\_\_\_\_

### Washington State Energy Code

Furnace: Electric  Gas

Water heater: Electric  Gas

Lender (if project value is greater than \$5,000) \_\_\_\_\_

It is the responsibility of the applicant to provide all necessary information required for review. Please verify that all sections applicable to the proposed project have been completed in order to prevent any **delay** in plan review.

Applicant Signature \_\_\_\_\_



Fax # (509) 585-4442