

STORAGE SHED

KENNEWICK MUNICIPAL CODE SECTIONS PERTAINING TO ACCESSORY BUILDINGS, STRUCTURES AND USES

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 grade to the highest point of the roof. (Ord. 5742 Sec. 1, 2018: Ord. 5180 Sec. 1, 2007)

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, UMU, and OS districts, detached accessory buildings may not be over 20 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. 5744 Sec. 1, 2018: Ord. 5715 Sec. 1, 2017: Ord. 5180 Sec. 1, 2007)

Standard Requirements

One-story detached accessory structures that do not exceed 200 square feet of floor area are exempt from a building permit. All others will require a building permit.

All shall comply with placement on the property to meet applicable setbacks and will be required to submit a drawing of the property to a standard scale (1"=20 feet) showing the following:

Plot plan must include 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
- Distance of new structure to property lines
- Distance of new structure to existing structures
- Distance from easements and right of ways (Structures cannot be built on or over an easement including eaves and foundation footing)

Building code requirements are noted below:

- Provide a minimum footing of **6x12 with a depth of 12 inches** below grade for the perimeter of the exterior walls.
- A depth of **24 inches** is required for footings to meet frost depth requirements.

Two exceptions to frost depth requirements for sheds (regarding size and eave height):

- Free standing *light-frame construction* **600 square feet** with less than **10 feet** of eave height may use minimum footing as noted above.
- Free standing of *other types of construction* are limited to **400 square feet** with less than **10 feet** of eave height may use minimum footing as noted above

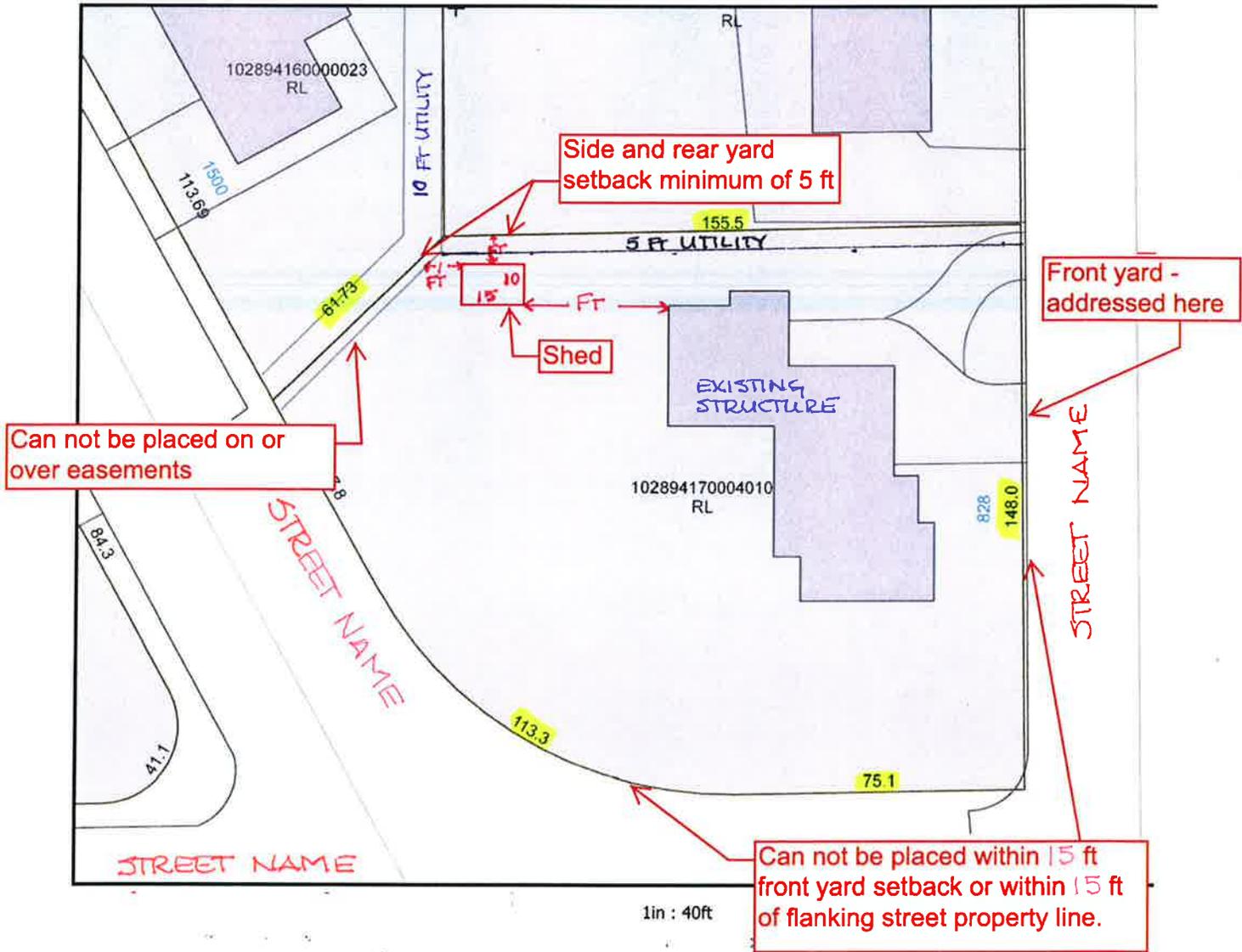
***Specialty designed sheds or engineered products shall be installed per manufacturer's installation documents and in all cases will be designed to City of Kennewick design standards and must be anchored to prevent displacement.**

Development services and the Building Department are here to help you with any questions or concerns regarding your project.

City of Kennewick Development Services Department 509-585-4280
City of Kennewick Building Department 509-585-4561

For your convenience, a typical plot plan has been provided below for reference.
We have also provided a sample of the required details for your information.

**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 | _____

TRUSS BLOCKING

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)

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

Span _____
(example: 23' 5")

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

Ceiling height _____
(example: 8')

Method of anchoring walls to foundation

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)

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

Footing size _____ x _____
(example: 8" x 16")

