AGRICULTURE STRUCTURE EXEMPTION
FROM BUILDING PERMITS
BULLETIN
Pierce County Planning and Land Services, January 2015
Ordinance No. 2014-66S

This bulletin has been prepared to help clarify criteria that must be met when constructing an agriculture structure that does not require a building permit from Pierce County.

Note that other County applications, approvals or permits may be required even if no building permit is required.

The structure must meet all the following requirements to be exempt from a building permit:

- Be 600 square feet in size or less.
- Be built to the latest version of the International Residential Code and International Building and Fire Code.
- Adhere to all applicable Pierce County, State and Federal regulations or ordinances.
- Be located on land where agriculture activities are allowed.
- Be located on a parcel equal to or greater than 5 acres. A maximum of two exempt structures per parcel is allowed.
- Be a one-story detached accessory agriculture building. An agriculture building is defined as follows:
  AGRICULTURAL BUILDING (Barn) (International Building code Section 202) designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.
- Comply with setback requirements (Title 18A).
- Must maintain a minimum distance of 10 feet between other detached structures in order to meet County fire code.

The structure may not:

- Be located in a floodway.
- Be located in a critical area such as a wetland or fish and wildlife habitat areas without approval.
- Be higher than 14 feet as measured from the ground to highest point.
- Be larger than 600 square feet.
The property owner must certify through an Affidavit recorded on title that the exempt structure meets the listed criteria and that the building meets the requirements of an agricultural building as defined in the International Building Code. A scaled site plan must be included and recorded with the affidavit.

**Examples of uses of an agriculture structure include:**

- Hay or feed storage
- Livestock shelter or shade structures
- Feed or hay shelter structures
- Loafing sheds
- Poultry coop
- Farm equipment storage

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The property owner must certify, through an Affidavit recorded on title, that the exempt structure meets the listed criteria, and that the building meets the requirements of an agricultural building as defined in the International Building Code. A scaled site plan must be included and recorded with the Affidavit.

Farm implements may include farm vehicles as identified under RCW 46.16A.080(A) and be registered per RCW 46.16A.420