

ACCESSORY STRUCTURES HANDOUT

Building permits for accessory structures may not be required for the following:

- Single family residential properties:
 - One-story detached accessory structures provided the floor area does not exceed 200 square feet. A single-family residential property is a property that has a detached single-family residence, duplex or International Residential Code (IRC) Townhouse as the main structure on the property. Accessory structures exempt from permit cannot be habitable.
- Commercial and multi-family properties:
 - One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet. Commercial and multi-family properties include residential structures such as triplexes, apartments, mixed-use residential/commercial and commercial uses.

Requirements for accessory structures that do not require building permits include but are not limited to:

- Accessory structures must be detached, self-supporting structures.
- Useable area under eaves or roof overhangs is counted towards the maximum allowable area. When no walls are present, the maximum allowable area shall be measured to the extreme edge of the roof overhang.
- Lofts that create additional floor area are limited to one-third the area of the floor below. The area of the loft must be subtracted from the total permitted area of the accessory structure.
- Electrical, plumbing, mechanical services provided to the accessory structure requires permits from the City of Everett. Extension cords are not permitted to provide power to an accessory structure.
- Accessory structures may not be located in a required set back or critical area as determined by the Land Use Code. Contact the Planning Department to determine required setbacks.
- Accessory structures are subject to the total lot coverage area permitted on a property. Contact the Planning Department to determine lot coverage requirements.
- Accessory structures in historic overlay zones may be required to comply with additional construction requirements. Contact the Planning Department to determine if you are in a historic overlay zone.
- The maximum height of accessory structures is 15 feet without additional Planning Department approval.

Accessory Structures that may be exempt from permit requirements are not granted authorization for any work to be done in any manner in violation of the provisions of the codes or any other laws or ordinances of the City of Everett. This means that even if you are not required to get a permit for an accessory structure; it still needs to be constructed to meet current Everett Building Code, Land Use Code or any other laws or ordinances of the City of Everett.

Questions may be directed to the Permit Services Counter at 3200 Cedar Street, 2nd Floor. Service hours are 7:30am – 12:00pm and 1:00pm – 4:00pm Monday-Friday.