



Residential Accessory Structures and Farm Buildings

Building and Fire Safety Division – Yakima County Public Services
128 N 2nd Street, 4th Floor Yakima, WA 98901 Phone (509) 574-2300

Residential Accessory Structures and Farm Buildings make up a large number of the building permits issued by Yakima County each year. This form is designed to define the difference between the most common structures applied for and aid applicants in determining the type of structure that best suits their needs.

Commonly Asked Questions

<u>What is a Residential Accessory Structure?</u>	<u>What is a Farm Building?</u>
<p>Definition: A structure not greater than 3,000 square feet (279 m²) in floor area, and not over two stories in height, the use of which is customarily accessory to and incidental to that of the dwellings(s) and which is located on the same lot (as defined in the 2018 IRC, Section R202).</p>	<p>Definition: A structures used for one of the following purposes: 1. Livestock shelters, including shade and milking barns, 2. Poultry building or shelter, 3. Barns, 4. Storage of equipment used exclusively in agriculture, 5. Horticulture structures, including crop protection shelters, 6. Sheds, 7. Grain Silos, 8. Stables (as defined in 2018 IBC Appendix C, Section C101.1)</p>
<u>What is the difference between the two?</u>	<u>Can I build a residential accessory structure or a farm building on a parcel where there is no residence?</u>
<p>In short, the use determines the difference. Construction type (such as a pole barn) doesn't determine what type of building a structure is. The construction may be the same, but the use is different. For more information regarding determining the use of a structure, see the International Residential and Building Codes as well as the Yakima County Zoning Ordinance.</p>	<p>Residential accessory structures cannot be constructed on a parcel where no residences exists. The term "accessory" indicates that a structure is accessory to a residence. They cannot exist if there is no residence on the parcel for which an outbuilding to be accessory to. Farm Buildings may be allowed on a parcel with no residence, depending upon the parcel's zoning.</p>

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This table breaks down the difference between the most common types of applied for structures and some of their basic requirements:

<u>Garage:</u> Structure for the storage of personal vehicles.	<u>Carport:</u> Structure for the storage of personal vehicles.
<ul style="list-style-type: none"> ▪ Closed on three sides or more ▪ Paved floor (asphalt or concrete) ▪ Can be wood – framed or Pole- construction ▪ Can be attached to a residence ** ▪ Cannot be placed on a parcel where no residence currently exists 	<ul style="list-style-type: none"> ▪ Open on two or more sides ▪ 5/8-inch minus, 4” layer crushed, compacted ▪ Can be wood – framed or Pole- construction ▪ Can be attached to a residence ** ▪ Cannot be placed on a parcel where no residence currently exists
<u>(Residential) Farm Buildings:</u> Structure ONLY for the storage of agricultural products (no personal vehicles)	<u>Non-Residential Structures:</u> All structures NOT governed by the IRC (International Residential Code)
<ul style="list-style-type: none"> ▪ No paved floor required ▪ Can be wood – framed or Pole- construction ▪ Primarily used for storage, such as for farm equipment, grain, alfalfa, straw, etc. 	<ul style="list-style-type: none"> ▪ Any structures exceeding 3,000 square feet in size ▪ Occupancy and construction type determined by use and size of building ▪ Separate permit from Fire Division required
** Indicates that there are further code requirements for attaching a garage or carport to a site-built home or a manufactured home. For further information, please contact a Project Coordinator or Plans Examiner with Yakima County Public Services 509-574-2300.	

<u>Application Submittal Requirements:</u> two packets of the following information is to be submitted at the time of application:
<ul style="list-style-type: none"> ➤ <u>General Application</u> ➤ <u>Site Plan</u> (for information to be included on the site plan, please refer to the Site Plan Requirements form) ➤ <u>Engineered Stamped Trusses</u> (if not installing dimensional rafters) ➤ <u>Construction Plans</u> including wall sections, elevations of all sides of structure, and foundation/floor plan (depicting all doors and windows in structure)

Note: This form is a general overview; by no means does it address all questions regarding these structures. If your question is not answered by the information here presented, contact Yakima County Building and Fire Division in our office, by phone 509-574-2300 or by email Building@co.yakima.wa.us

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event