



Agricultural Structure Exemption

Bulletin #80

For 2018 International Codes

To be exempt from building permits, the property owner must certify through an [Affidavit](#) recorded on title that the exempt structure meets **all** the following criteria:

- Be a one-story detached accessory agriculture building, defined as follows:
AGRICULTURAL BUILDING (Barn) (International Building code Section 202) designed and constructed to house farm implements¹, 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.
- Be 600 square feet in floor area 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.
- Comply with setback requirements (Title 18A).
- Must maintain a minimum distance of 10 feet between other detached structures to meet County fire code.

The structure cannot be:

- Located in a floodway.
- Located in a critical area such as a wetland or fish and wildlife habitat areas without approval.
- Higher than 14 feet as measured from the ground to highest point.
- Larger than 600 square feet.

Examples of agriculture structures include:

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

Please Note:

- A scaled site plan must be included and recorded with the affidavit.
- Other applications, approvals or permits may be required even if no building permit is required.
- This exemption is further detailed under [Pierce County Ordinance No. 2014-665](#)

¹ Farm implements may include farm vehicles as identified under [RCW 46.16A.080](#) (3) and be registered per [RCW 46.16A.420](#).