



Fast-Track Carport Permit

When is a permit required?

A carport is a residential accessory structure that is open on at least *two* sides (IRC, R309.2). A building permit is required for all carports, regardless of size. This is a guide created by Pierce County to allow construction of a detached carport without structural engineering. Your project must fall within the parameters described within this document to use this guide for permitting.

Exemptions: Per Pierce County Code Title 17C, membrane (canvas, plastic or similar) covered structures, 576 square feet or less do not require a building permit.

Do I qualify to use this guide?

- 20x20 square feet with 12-inch maximum overhang/eave on all sides.
- Maximum post height of 10 feet from grade.
- Design Criteria: Wind 110mph, Seismic Zone D, Ground Snow load of 30 lbs per square foot.
- Structures closer than 5 feet to the property line do not qualify for Fast-Track review.

Construction beyond these limitations will require calculations from a WA State registered engineer.

How do I apply?

Complete and submit the following:

1. Residential Building Application (download at piercecounitywa.gov/buildacarport)
2. Complete all sections of this document, which will act as your plans.
3. Provide [fire flow worksheet](#) if carport is closer than 10' to any other structure.
4. [Site Plan](#) with property lines, all existing structures, septic (if applicable), *new carport* and setbacks.

Note:

If your property has the following:	Check with this division:
Unknown septic drain field location	Health
Steep slopes, flood hazards, small lots	Development Engineering
Setback or property line encroachment concerns	Planning
Wetlands or shoreline properties	Biology and Planning

What comes next?

Approval: Once your application has been approved, you will receive an email with a digital lock box that contains your permit and approved plans. Please print these and have on site for your inspector.

Inspections: You will have 1–3 inspections, depending on your scope:

- Setback/Footing (Prior to pouring concrete)
- Final (When work is complete)

Inspections can be scheduled using our [online permits website](#) or by calling (253) 798-4900 to access our [PASS System](#).

Additional Criteria

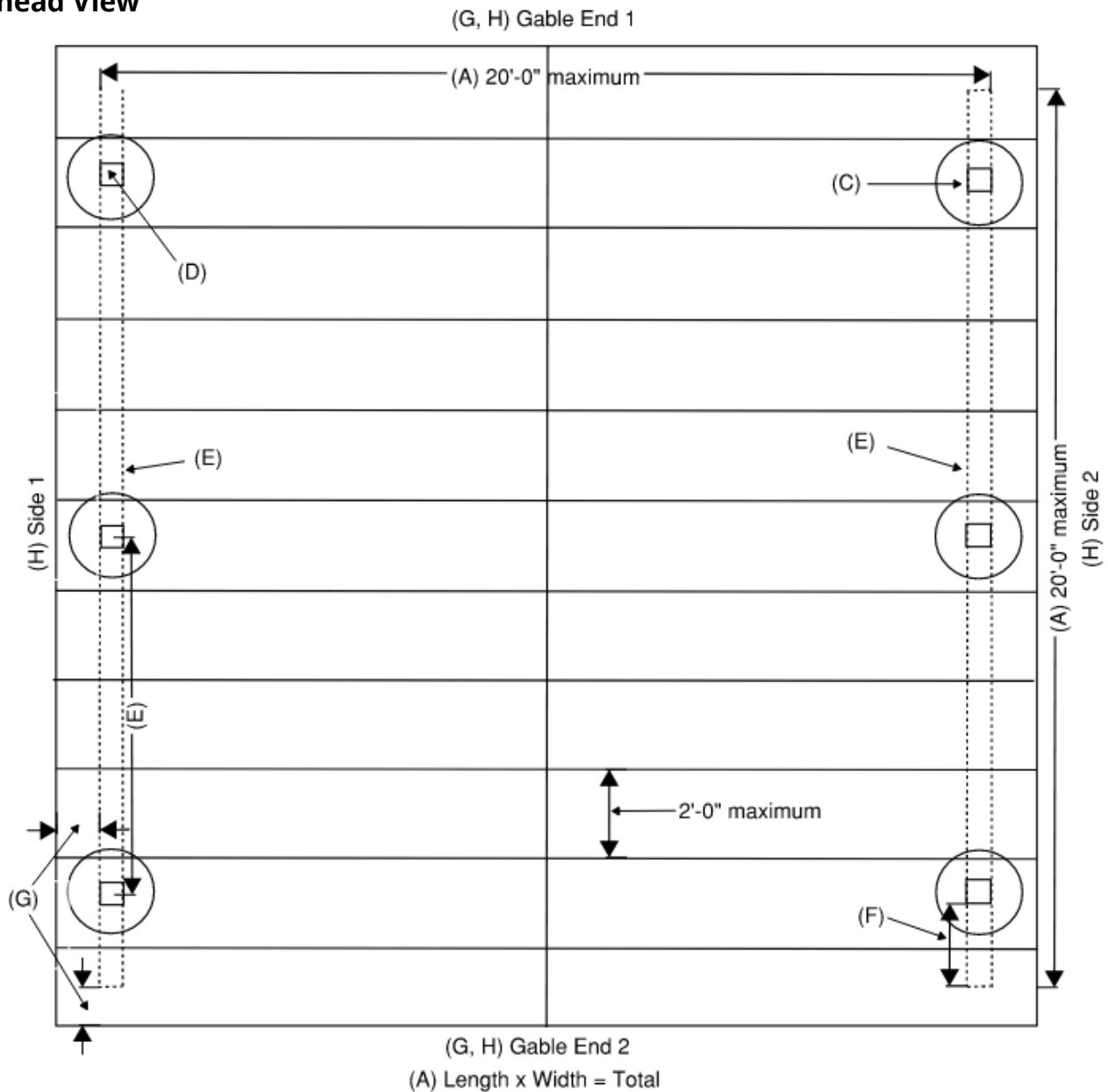
- Lumber must be #2 grade or better.
- Concrete must be 2500 psi (pounds per square inch) for footings.
- Hardware and fasteners must be hot-dipped galvanized or stainless steel and installed per manufacturer’s specifications, including nailing or attachment requirements.

Note: All proposals are subject to additional requests for information and plan review at the discretion of your assigned Plans Examiner.

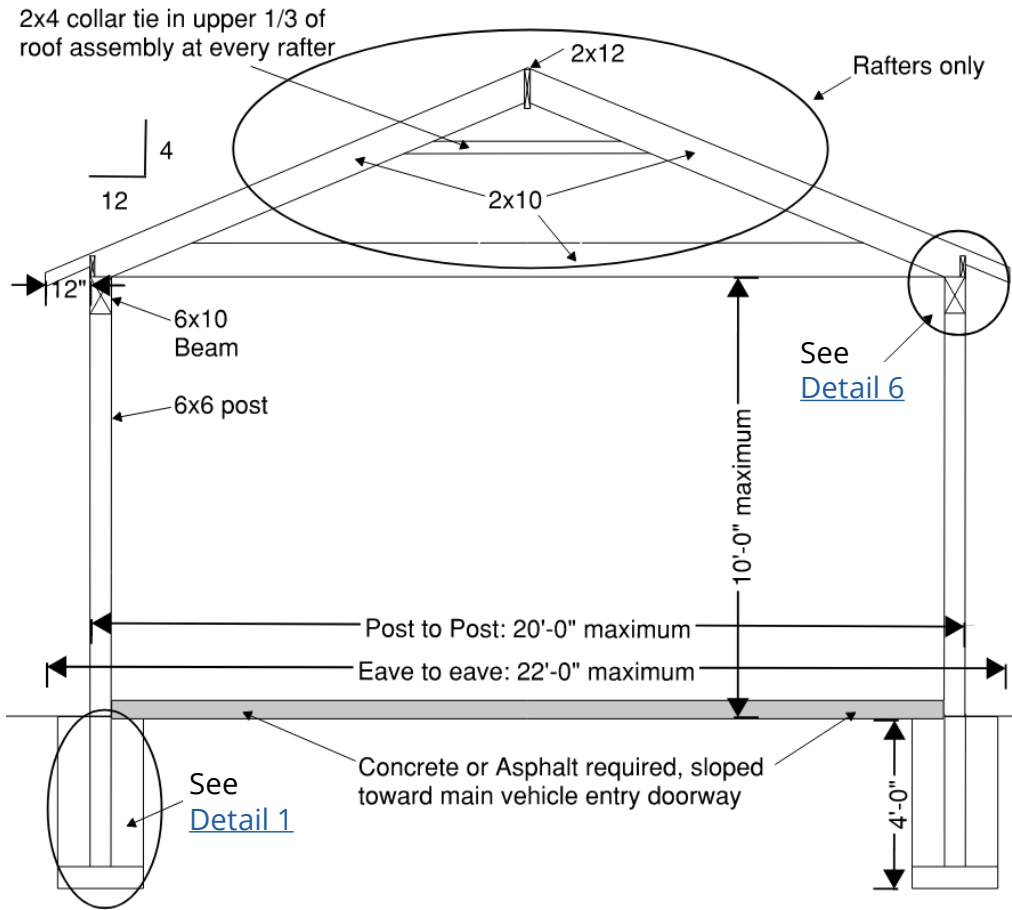
Please complete areas listed alphabetically and referenced on the diagram below

A.	Overall Carport Size (not including eaves)	L	x W	= Total	A.	
B.	Floor Surface (choose one)				B.	
C.	Footings (see Detail 1)				C.	
D.	Post Height 6x6 required, no more than 10 ft in height, measured from grade				D.	
E.	Beam Span Beam 6x10 (NOT pressure treated) max. 8'-0" mid-post to mid-post				E.	
F.	Beam Cantilever No more than 2'0" on each end				F.	
G.	Eaves/Overhang Location No more than 12" from edge of post or end of beam	Sides?	Yes	No	Which gable end? 1 2	G.
H.	Walls (optional, maximum two)	Gable End 1	Gable End 2	Side 1	Side 2	H.
I.	Roof (choose one)					I.

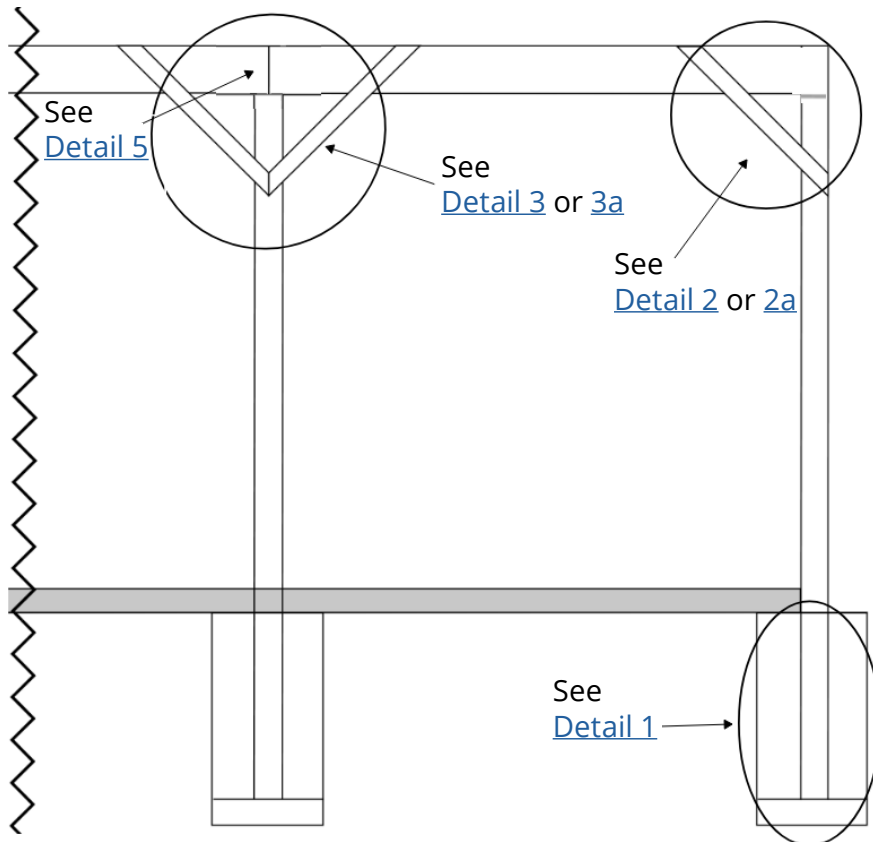
Overhead View



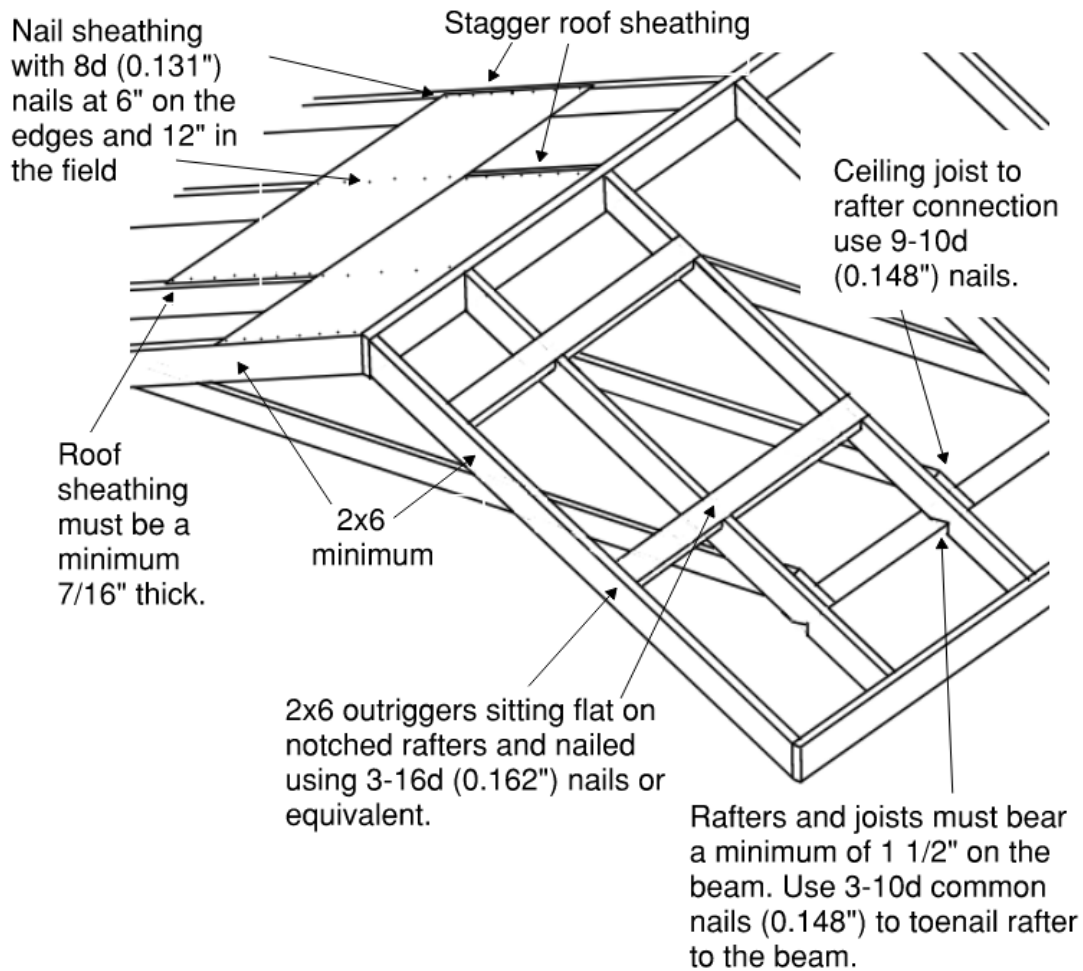
Gable End View



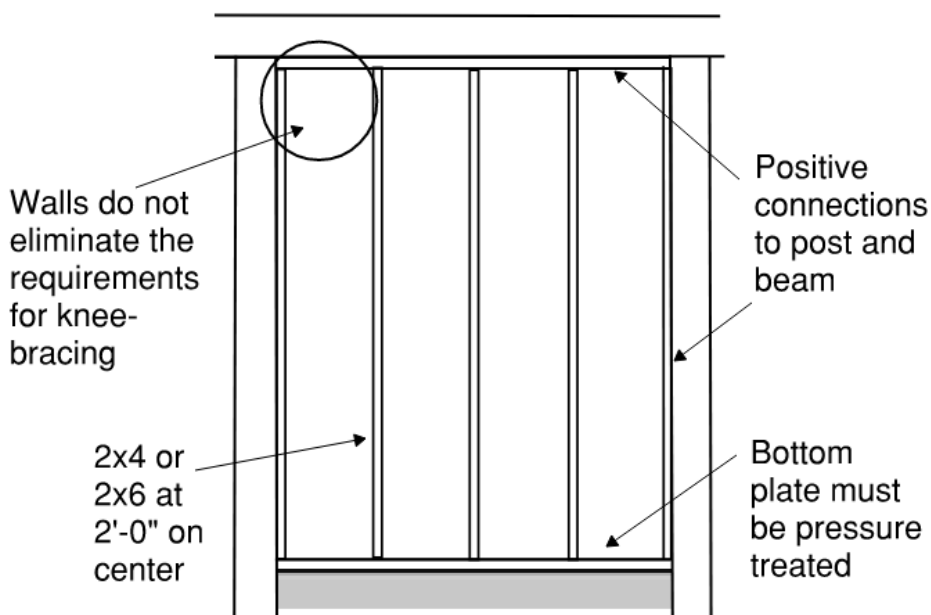
Side View



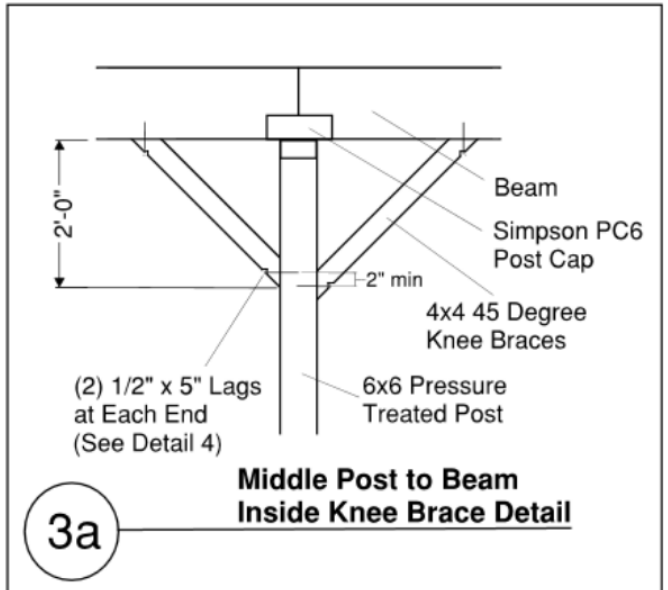
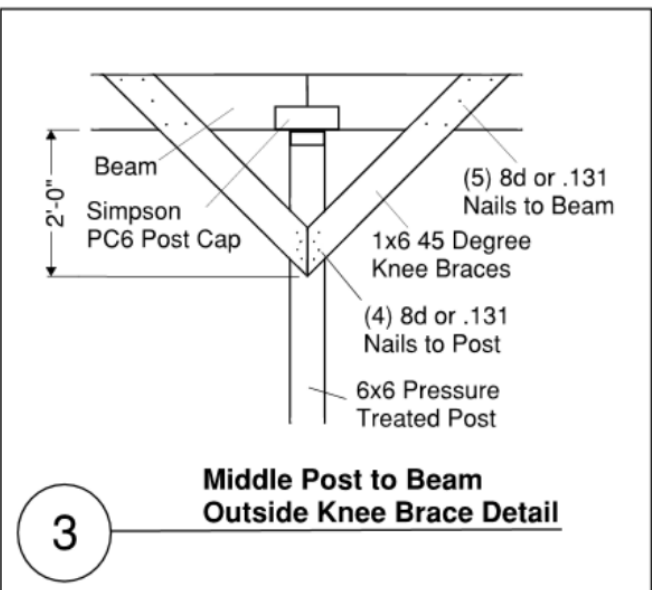
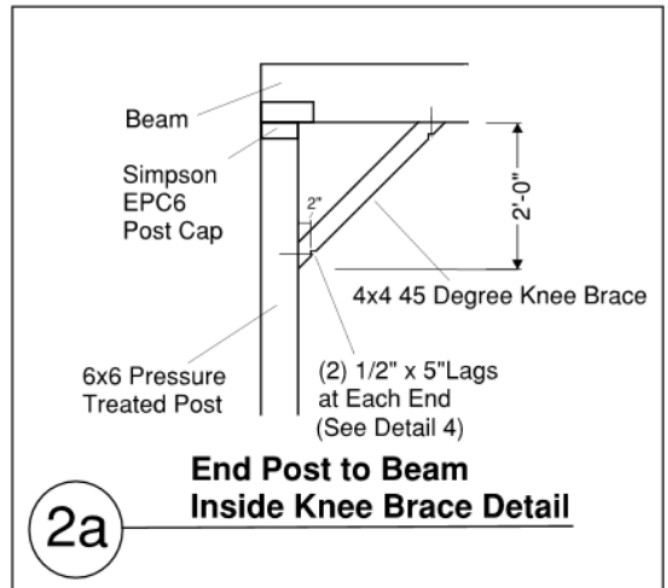
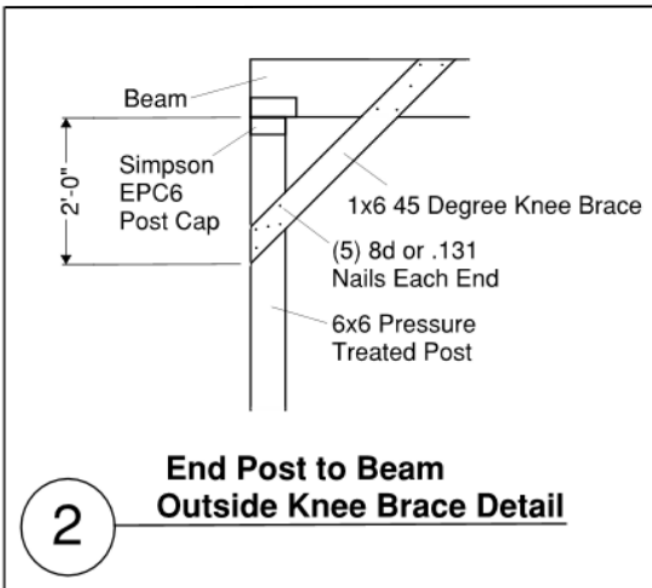
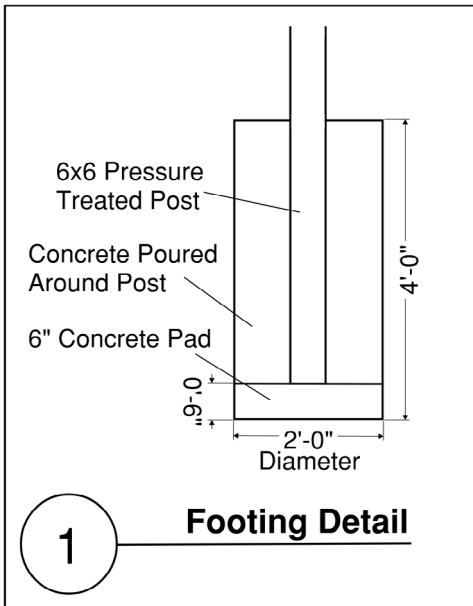
Conventional Framed Roof/Rafters



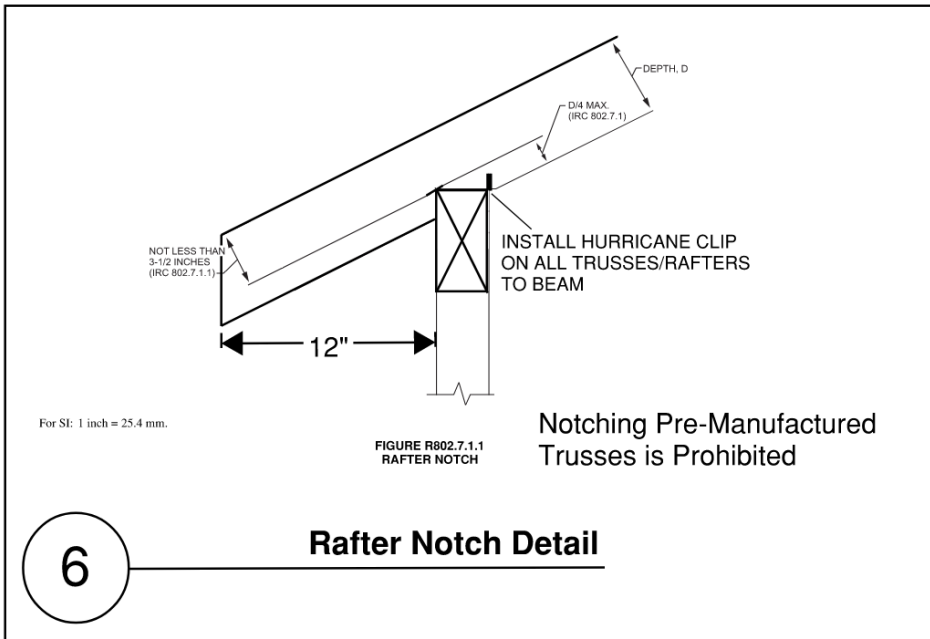
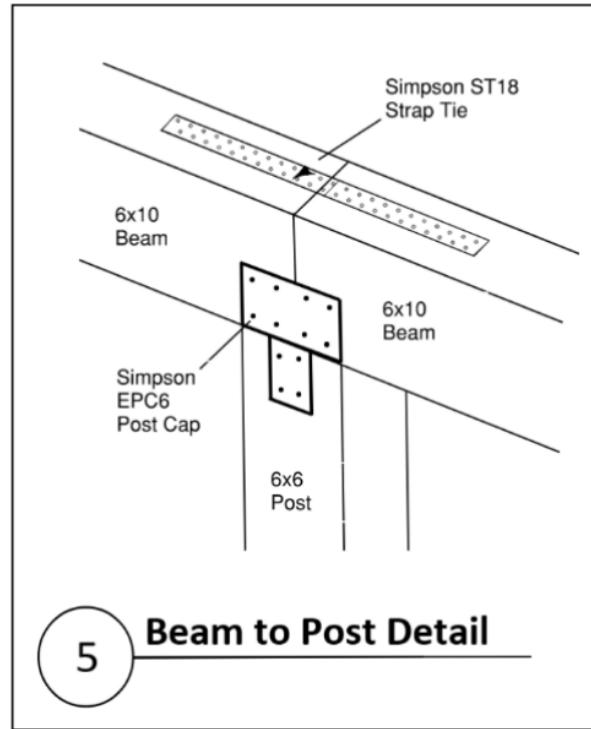
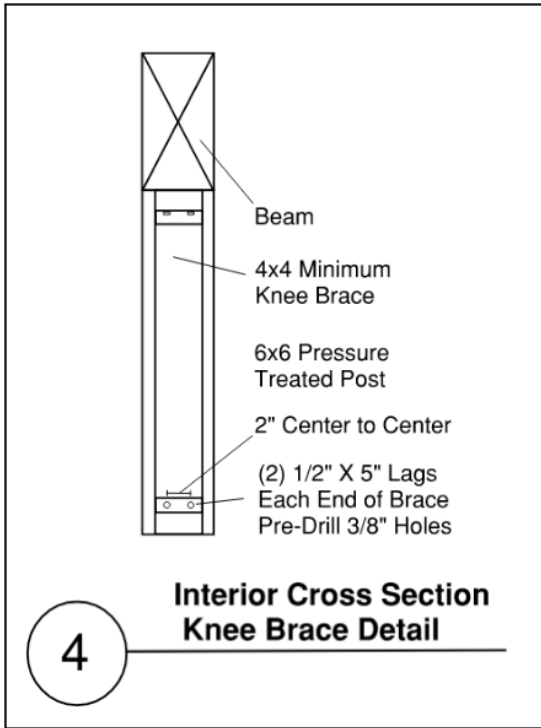
Wall Section (optional)



Details



Details (cont.)



Site Plan

Draw your site plan here, include footprint of new carport.

