



CLARK COUNTY  
WASHINGTON

COMMUNITY DEVELOPMENT  
BUILDING SAFETY

*Working together.  
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Public Service Center  
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www.clark.wa.gov/community-  
development



This bulletin is general and intended only as an informational guide.

For other formats, contact the Clark County ADA Office  
Voice: 564.397.2322  
Relay: 711 or 800.833.6388  
Fax: 360.397.6165  
Email: ADA@clark.wa.gov

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# Agricultural Structure Permit Exemption

**Note:** Under state law, temporary growing structures used solely for the commercial production of horticultural plants including ornamental plants, flowers, vegetables, and fruits do not require a permit or approval for this exemption.

## Definition of Agricultural Structure

For the purposes of this exemption, "Agricultural Structure" means: a structure designed, constructed, and used solely to house farm or forestry implements, hay, grain, poultry, livestock, or other horticultural or wood products. This structure may not be a place of human habitation, but can be used for occasional or seasonal processing, treating, or packaging, of agricultural or forest products. Personal riding arenas not intended for use by the public are considered to meet this definition and therefore are eligible for this exemption.

## Requirements

1. Applicant must certify that the sole use of the structure meets the definition.
2. Applicant must certify that if there is a change in use of the structure that the county will be made aware of the type of change prior to the change occurring.
3. Applicant must certify that upon sale of the property the buyer will be made aware of the structures' exempt permit status as defined and approved.
4. Applicant understands that the building permit exemption is not an exemption from setback requirements or environmental regulations.
5. Applicant must certify that the exempt structure will not be a primary place of business, a place where retail sales are made, or a place where a fee or rent is charged.

## Authority

**RCW 19.27.060(3) – Local building regulations superseded – Exceptions.**

“(3) The governing body of each county or city may limit the application of any portion of the state building code to exclude specified classes or types of buildings or structures according to use other than single-family or multifamily residential buildings.”

## Code reference and clarification

Clark County Code 14.06.101.2 amendments to IRC Section R101.0; and Clark County Code 14.05.101.2 amendment to IBC Section 101.2, exempts

agricultural buildings from acquiring a building permit as long as they meet the definition of an agricultural building as defined by IBC Section 202.

**Plumbing and mechanical permits are still required.** All building codes and zoning setback requirements must be met. Please inquire at the Permit Center in the Public Service Center at 1300 Franklin Street in Vancouver.

Residential accessory structures, shop structures, rural utility structures, garages, and similarly used structures are not exempt.

The Chief Building Official has the authority for building code interpretation. Any case that requires interpretation will be referred to the Chief Building Official.

## Uses

Agricultural uses shall include, but are not limited to the following:

- Livestock shelters or building, including shade structures and milking barns
- Poultry buildings or shelters
- Barns used for agricultural purposes as defined above
- Storage of equipment and machinery used exclusively in agriculture
- Horticultural structures, including detached production greenhouses and crop protection shelters
- Sheds used for agricultural purposes
- Grain silos
- Stables used to house farm animals
- Regular maintenance of agricultural commodities such as watering plants, cleaning out manure, feeding animals and basic building maintenance by employees is considered to be agricultural use

## Site plan required

A site plan showing property layout labeling all structures and use is required.

## Certification

On the property referenced by address or parcel number: \_\_\_\_\_

I, \_\_\_\_\_ (Property owner)

certify that my proposed structure meets the above definition and I agree to the requirements listed above and am therefore eligible for an agricultural building permit exemption.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

CD authorized staff signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Related links

Clark County Code [www.codepublishing.com/WA/ClarkCounty/](http://www.codepublishing.com/WA/ClarkCounty/)

International Residential Code [codes.iccsafe.org/public/document/toc/553/](http://codes.iccsafe.org/public/document/toc/553/)

International Plumbing Code [codes.iccsafe.org/public/document/IPC2015](http://codes.iccsafe.org/public/document/IPC2015)