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From: Frank Wolfe [mailto:fwolfe@co.pacific.wa.us]

Sent: Wednesday, April 6, 2016 12:20 PM

To: Patrick Johansen <Patrick@PK80.com>

Subject: RE: Shed roof ordinances

Patrick,

As far as I can find, the ordinances don't address roof "extensions" as such. The footprint is restricted to 120 square feet. I have a feeling that a few inches of overhang on a roof would be ignored. The complete ordinance (number 162) is available on the county website for download, if you wish to look it over. I include two excerpts here that are as close as I can come to answering your question:

SECTION 21 – SUPPLEMENTARY DISTRICT REGULATIONS; 4. One accessory storage building less than one hundred twenty (120) square feet may be allowed without the primary building or structure being first established on the lot and without a building permit being issued, if all of the following standards are met:

a. The storage building is less than one hundred twenty (120) square feet in size and less than ten (10) feet in height; b. The storage building is temporary in nature in that it contains a floor constructed of wood or any other similar material, is placed on a temporary type of foundation such as pier blocks or skids, and is readily movable; c. The storage building shall be placed in the side or rear portions of the property and may be placed to within five (5) feet of the rear and side property lines; and d. The storage building is not to be used as sleeping quarters, nor shall it contain any plumbing.

SECTION 2 - DEFINITIONS;

A. General; 83. Floor Area, Gross – “Floor Area, Gross” means the sum expressed in square footage of the gross horizontal area of the floor or floors of the building, measured from the exterior faces of the exterior walls, including elevator shafts and stairwells on each floor and areas having a ceiling height of seven feet or more, but excluding roofed areas open on two or more sides, areas having a ceiling height of less than seven feet and areas used exclusively for storage or housing of mechanical or central heating/cooling equipment.

It would appear that the Definition of sq. ft. would exclude a roofed area open on at least two sides. As long as the building is 5-feet from all property lines, and fits the other listed restrictions, I don't think the roof counts. Having not measured your storage building, nor looked at it closely, I cannot comment further.

Sincerely,

Frank Wolfe