ACCESSORY STRUCTURES
Information Handout

CODE REQUIREMENTS:

1. A building permit is required for accessory structures that have a building footprint greater than 200 square feet.

2. A site survey or site plan showing the location of property lines, all structures, and impervious surfaces on the property is required at time of application for a building permit. Show structure dimensions and property line setbacks.

3. Minimum side and rear property line setbacks are 10 feet in R-1 zone, 6 feet in R-1A zone and 15 feet side yard setback for corner lots in both zones.

4. One additional accessory building is allowed besides an attached garage. The total floor area of the accessory structure cannot exceed 1,000 square feet (SF) or the total floor area of the principal structure. In cases where a garage is not part of the principal structure, two accessory buildings are allowed.

5. On accessory buildings exceeding 120 square feet, the exterior finish including roof lines and pitch shall match as close as possible to the dwelling. Brick and stucco dwellings may have other exterior materials on accessory buildings with prior approval.

6. Exterior walls less than 3 feet from a residence on the same lot require ½-inch gypsum board applied to the interior side of the wall.

7. Exterior walls parallel to and less than 5 feet from a property line require a 1-hour fire resistance rating with exposure from both sides.

8. Accessory buildings zoned residential shall not have sidewalls exceeding ten feet in height.

9. Buildings and structures shall not be located within a utility easement.

FOOTING:

1. Frost footings or floating slabs shall be supported on undisturbed natural soils or engineered fill; see diagram for details.

ANCHOR BOLTS:

1. Minimum ½" diameter, extended 7" into concrete or masonry, with 1-inch of grout around bolt.

2. At least two per sill plate, located within 12-inches from sill plate ends, maximum spacing = 6'.

3. Each bolt requires a tightened nut and washer to the plate.
   Exceptions:
   1. Anchor straps are allowed when installed per manufacturer's instructions.

FRAMING

1. Minimum stud size is 2x4 spaced 24" on center.
2. Walls less than 4 feet in length require 3/8-inch or thicker structural sheathing on one side.
3. Studs spaced 24" on center must be located directly below the roof member.
4. Double top plates are required with overlaps at the corners and joints offset by 24" or more. Bottom plates are required to be treated wood.
5. Provide a minimum 6-inch separation from untreated wood to ground. Sill plates on concrete or masonry that are less than 8-inches from exposed ground shall be treated.
6. The roof snow load design is #35psf, (#40psf for attached structures).
7. Rafters require a minimum 1" nominal thickness ridge board and not less in depth than the cut end of the rafter. Valley or hip rafters shall be 2" nominal thickness and not less than the rafter thickness.
8. Ceiling joists are required to tie the exterior walls together or rafter ties a minimum of 4' on center and at a point 1/3 of the rafter length down from the peak (1" x 4" minimum cross tie).
9. A wind brace shall be installed from the peak down at approximately a 45-degree angle to the truss bottom chord or ceiling joist in both gable ends.

OTHER BUILDING CODE REQUIREMENTS:

1. The grade around foundation walls must fall a minimum of 6-inches within the first 10 feet.
2. Floor must slope toward a drain or to the main vehicle doorway.
3. Foundation masonry walls shall not be less than 6-inches thick.
4. An enclosed attic space must be vented to 1sf of vent per 300sf of area with 50% provided by soffits or double the vent area when soffits are not vented.
5. Approved corrosion resistance flashing is required at the top of window and door openings and above all projecting wood trim.

REQUIRED INSPECTIONS:

- **Footing/Slab:** Scheduled after all formwork is complete but *PRIOR TO POURING CONCRETE*
- **Framing:** Scheduled after roof is complete and electrical rough-in inspection has passed
- **Final:** To be scheduled after all parts of the structure are completed

APPLICATION PROCESS:

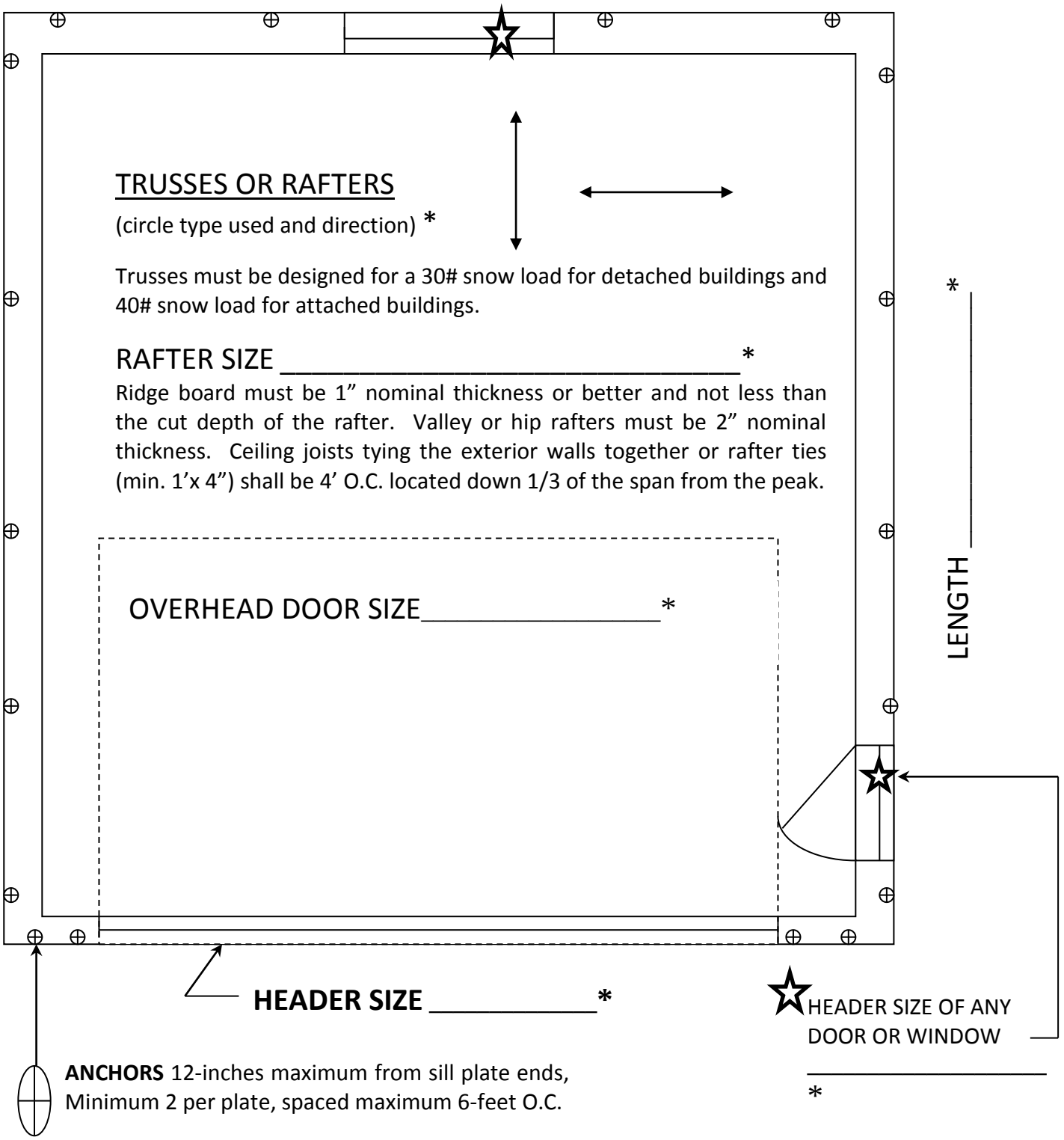
Provide the following:

- Completed application
- Site plan or survey showing location of structure
- Plans that clearly show extent of all work

FLOOR PLAN

Fill in width and length of building; circle trusses or rafters used and the direction; indicate overhead garage door and header size and any other headers.

WIDTH _____*



ELEVATION OR CROSS SECTION

Fill in the spaces that have an asterisk*.