



PERMIT APPLICATION REQUIREMENTS FOR: **ADD-ON'S OR DETACHED STRUCTURES**

To obtain a permit for add-on's or detached structures, please *fill out a building permit application* and supply *two (2) sets of drawings* of the following (inked, photo copied or blueprinted): (Any **detached building which is 120 sq ft or less and has no electrical, plumbing and mechanical, is not required to have a building permit (but set backs still apply) any building \geq 1,000 sq ft must have Planning Commission approval first.**)

Minimum Setback Requirements – Detached buildings located **entirely** behind the house: 10' may be set , 3' from rear & side property lines . Detached buildings located to the side of the house: 8' or 12' from property line (Side yard setbacks must be maintained). Main dwelling add-ons must maintain minimum setbacks of Front - 25', Rear - 10', Sides - 8' & 12' (see other side for diagram). One hour fire separation required between house and attached garage. (5/8 sheetrock) and one hour construction when within 3 feet of property line.

- 1) **Site Plan including:** (See Sample Site Plan on Reverse Side.)
 - a) Location on property showing property lines, a North arrow, and names of streets adjoining property;
 - b) Location of all existing buildings and their distances between structures and to the property lines;
 - c) Location of proposed add-on or detached structure and distances between existing structures and property lines;
 - d) Location of known utilities and/or other easements, water courses, washes or ditches;

- 2) **Cross Sections showing construction details including:**
 - a) Footings, foundation and stem walls;
 - b) Wall sections, size and spacing of studs, beams, joists, rafters and trusses;
 - c) Size of all windows, doors and headers;
 - d) Exterior covering (stucco, siding, brick) and interior covering (sheetrock, paneling);
 - e) Insulation (type and R factor);
 - f) Thickness of wall and roof sheathing;
 - g) Roof pitch and roof covering (asphalt shingles, concrete tile);
 - h) Size of sill plates and type of wood (redwood, pressure treated) and size and spacing of anchor bolts

- 3) **Floor Plan showing:**
 - a) All rooms and room dimensions;
 - b) Location of all electric outlets, switches, lights, GFCI outlets, smoke detectors, electric service panels and UFER ground;
 - c) Location of any plumbing and/or mechanical fixtures;
 - d) If structure is to be attached, show portion of existing residence and proposed interior access and any changes with light, ventilation and egress of existing residence.

- 4) **Elevations (front, rear, and sides)**
- 5) **Foundation plan**
- 6) **Roof framing plan (truss calcs with wet seal and signature provided at framing inspection)**
- 7) **Some buildings may require structural engineering & calculations supplied by a structural engineer**
- 8) **If the addition is over 600 sq ft, a current soils report may be required as well as any required inspections and certifications from a soils engineer.**

SET BACKS - RESIDENTIAL

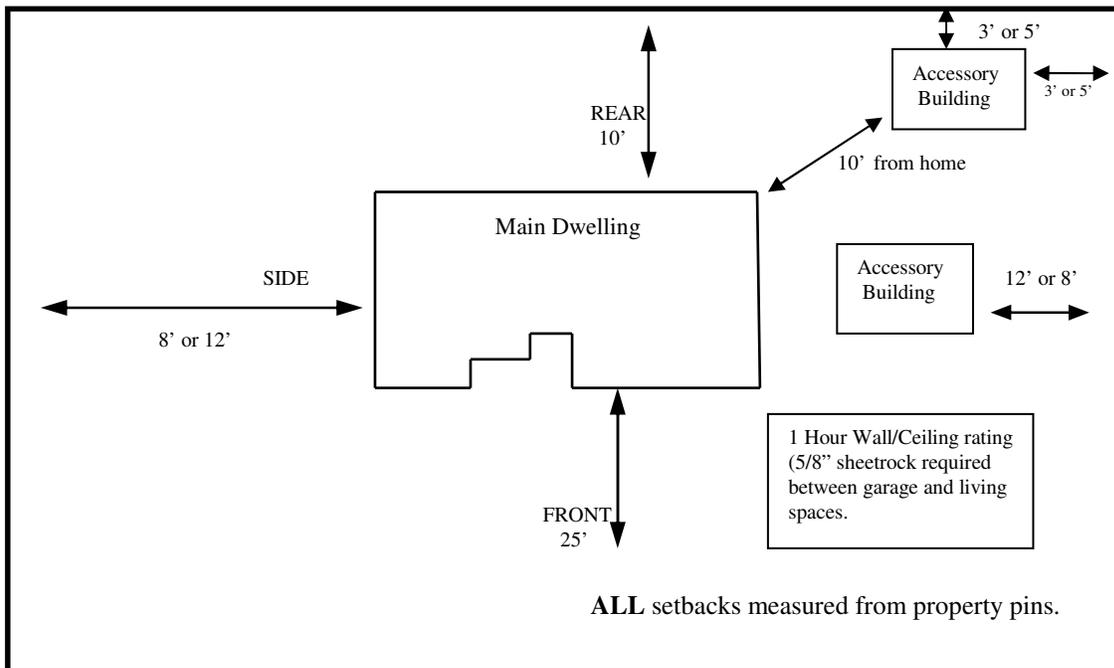
Accessory Building – 200 sq. ft. or smaller with no electrical or plumbing does not need a building permit but setbacks must still be met.

IRC-R302 – Fire-Resistant Construction

R302.1 – Exterior Walls. Construction, projections, openings and penetrations of *exterior walls* of *dwelling*s and *accessory buildings* shall comply with Table R302.1 (see back)

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. Walls of *dwelling*s and *accessory structures* located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the *exterior wall* shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling* located within 2 feet of a *lot line* are permitted to have roof eave projections not exceeding 4 inches.
5. Foundation vents installed in compliance with this code are permitted.



**TABLE R302.1
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure form both sides	< 5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	≥ 2 feet to 5 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R317.3	< 5 feet
		None required	5 feet

2009 INTERNATIONAL RESIDENTIAL CODE