

Accessory Buildings:

4. Does an accessory building need permits?

Section R101

No, all accessory buildings do not require a permit. However, if the accessory building is greater than twelve (12) feet in any dimension it will require a building permit and be required to meet the provisions of the Building Code.

Any building not meeting the above would only require a zoning permit.

Accessory buildings requiring a building permit may be constructed without masonry or concrete foundation provided all of the following conditions are met:

- A. The building shall not exceed 400 sq. ft or one story in height;
- B. The building is supported on a wood foundation of a minimum 2x6 or 3x4 mud sill of approved wood in accordance with Section 323.
- C. The building is anchored to resist overturning and sliding by installing a minimum of one ground anchor at each corner of the building. The total resisting force of all anchors shall be equal to 20 psf times the plan area of the building.
- D. Any Electrical, Plumbing or Mechanical work requires a permit for each trade.

5. What is an accessory structure?

Section R202

It is any structure that is not roofed over or enclosed such as fencing, arbors, barbecue pits, etc. They are not required to meet the provisions of the Building Code.

Decks, gazebos (any size) and retaining walls (over 4 feet high) are also accessory structures but they must meet the requirements of the Building Code.