



# CODE COMPLIANCE

Building Regulations Floodplain Regulations Zoning Regulations

## RESIDENTIAL ACCESSORY BUILDINGS

Effective May 9, 2014

### BUILDING NOT REQUIRING PERMITS

Any one story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet and playground structures do not require a building permit (RCO 102.10 (1)).

### NON PERMANENT ACCESSORY STRUCTURES RCO

Structures from 201 square feet to 600 square feet can be installed on 4x4 skids.

1. These must be properly anchored to withstand wind loads.
2. Approval of any building installed on skids is limited on one story and 10 feet in eave height.
3. Buildings from 201 square feet to 600 square feet can be installed on a monolithic slab with a 12 inch wide and a 12 inch minimum footing depth per RCO section R403.1.4 and RCO figure R403.1(1). The footing shall be reinforced with a minimum of 1 #5 bar or 2 #4 bars located in the middle 1/3 of the footing depth per RCO section 403.1.3.2. Minimum anchorage for such slabs is per 2013 RCO 403.1.6.

### POLE CONSTRUCTION FOR ACCESSORY BUILDINGS

Plans for pole buildings with a maximum truss length including overhangs of 36 feet RCO 324.1(5) may be submitted for approval without sealed engineering provided they meet the minimum requirements below.

1. Minimum depth to top of footing is 4 feet.
2. Minimum size for posts is 4"x6" solid or 3 ply laminated (RCO 324.4).
3. Maximum sidewall height is 16 feet (RCO 324.1(6)).
4. Maximum column spacing of 8'-0" (RCO 324.4.2)
5. Uplift protection (RCO 324.4(1))
6. Single story with no attic storage (RCO 324.1(2) and 324.1(4))
7. Knee bracing is provided (RCO 324.6)
8. Wall Bracing (RCO 324.4.6)

### DRAWING SUBMITTAL REQUIREMENTS

The application for such structures shall be accompanied by two complete sets of drawings. The drawings shall indicate: (1) location and spacing of skids / footings, (2) floor plans showing all openings, (3) roof framing plans indicating framing members and header sizes at all openings, (4) wall sections, (5) all four building elevations, (6) plot plan indicating the structures location on the property, (7) Zoning and possible (8) health department approval and (9) drainage permit.