



**DETACHED
ACCESSORY
BUILDING
STANDARDS**

**Handout
506**

REV 01/14

ADOPTED CODES (with City Amendments per Ordinance 08-12):

**2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Plumbing Code (IPC)
2012 International Fuel & Gas Code (IFGC)
2012 International Mechanical Code (IMC)
2012 International Energy Conservation Code (IECC)
2012 International Property Maintenance Code (IPMC)
2011 National Electric Code (NEC)
2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
2012 International Fire Code (IFC)**

Current Peoria Zoning Ordinances

**Economic Development Services Department
Building Safety Division**

9875 N. 85th Avenue
Peoria, Arizona 85345
623-773-7225 (FAX: 623-773-7245)

www.peoriaaz.gov/building

DETACHED ACCESSORY CHECKLIST

- o 2 sets of Building plans drawn to scale $\frac{1}{4}''=1'$ OR legible to include the following:
- o Site plan showing setbacks to property lines and existing structures, easements and showing north arrow with approval by Planning & Zoning
- o Floor plan showing square footage and dimensions and all doors and windows including sizes and types
- o Foundation plan showing landings, location of footings, footing detail to include anchor bolt placement and sizing and rebar placement
- o Roof framing plan to include location and size of headers, beams, posts, trusses or conventional framing and include all connections from walls/beams to roof and include attic access and attic ventilation calculations if enclosed attic space
- o Elevations to include exterior wall coverings, roof pitch, windows and doors locations, roofing materials, height of structure and height from grade to headers, label each elevation i.e. north or south etc.
- o Details to include wall framing shear wall panels, footings, etc.
- o Electrical show one line diagram, panel schedule, and load calculations of existing house panel and new sub-panel, load calculations, receptacle and switch locations
- o Plumbing show fixture count to verify number of water closets for sizing of water and sewer lines

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DETACHED ACCESSORY Building Standards City of Peoria

A. DEFINITIONS

1. An **accessory building** means a subordinate building on the same lot with the principal building or use, the use of which is customarily accessory and incidental to the main use of the principal building or use. When attached to the principal building, such accessory building shall be considered as part of the principal building for the purpose of setback and yard regulations.
2. Building height means that vertical distance measured from grade to the highest point of the roof for flat roofs, to the deck line mansard roof or to the average height between the ridges and eaves for gable, hip and gambrel roofs.

B. BUILDING PERMIT APPLICATION

A building permit shall not be required for a one story detached accessory building used as a tool shed, playhouse and similar uses, provided the projected floor area does not exceed 200 sq. ft. When the floor area exceeds 200 sq. ft. the project will require a building permit application. Arizona law requires that every applicant supply specific information and certain declarations regarding the proposed work. The owner, licensed contractor, or their authorized agent can complete the application. The following information must be provided:

1. **Project Information:** The address, legal description or assessor's parcel number, existing use of the building or property, and a brief description of work must be supplied.
2. **Applicant:** This is the name of the person presenting the application to the department.

3. **Property Owner:** The name and address of the property.

4. **Contractor:** If a permit is being issued to a contractor, a contractor's license number, state privilege tax number and a City of Peoria sales tax number must be provided. If the permit is being issued to an owner/builder, write "owner/builder" in this area.

5. **Owner/Builder Declaration:** If the property owner is doing all the construction work or will be hiring workers without employing a licensed contractor, it is an "owner/builder project" and this section must be signed. It waives licensing requirements for owners. The state law requires a licensed contractor to perform the work on all rental properties. This portion of the form can be signed by the owner, lessee, tenant, architect, engineer, or an agent of any of these.

6. **Applicant Signature:** This statement may be signed by the contractor, owner or agent.

C. PREPARE PLANS

Plans must include the following:

1. Plot plan - 2 copies
2. Construction plan - 2 copies

D. LOCATION

Location of the detached garage/shed (distance from the property lines), and the width and slope of the driveway are also regulated by the zoning laws of the city. For specific information about zoning regulations for your lot, call the Planning and Zoning Division (623) 773-7200.

E. CONSTRUCTION SPECIFICATIONS

The following are the minimum construction specifications for detached accessory buildings.

1. Concrete mix

The concrete mix for footings must meet the strength of F'c = 2000 psi minimum, or the following:

1 part Portland cement

2 1/2 parts sand

3 1/2 parts 3/4 inch maximum-size gravel

Not more than 7 gallons of water per sack of cement.

2. Foundation

A one story wood or metal frame building not used for human occupancy and not over 400 sq. ft. in floor area may be constructed with the walls supported on a treated wood floor system when approved by the building official.

A treated wood floor system consists of pressure treated wood or foundation grade redwood floor joists, pressure treated wood floor sheeting and a pressure treated wood or foundation grade redwood sill plate at bottom of wall. All wood above the sill plate is not required to be treated.

All accessory buildings exceeding 200 sq. ft. of floor area are required to be anchored to the ground. Specify the manufacturer and type of hold-down device to be used. Such hold-downs include, but are not limited to, concrete pier footings with an approved strap or auger-type anchors that are screwed into ground a minimum of 12" and fastened to the structure.

3. Lumber

Lumber must be grade Douglas Fir/Larch No. 2 or better. All lumber must be grade-marked. Posts must be protected against decay and termites.

4. Roof

The minimum roof slope is 1/4" in one foot. Specify roof covering (shingles, shakes, etc.) when submitting plans. Roof materials must be approved for roof slope.

F. INSPECTIONS

Inspections are required at the following times:

- 1. When footings are dug but before concrete is poured;

- 2. When work is complete and exposed for inspection. The project is not legally complete until there is an approved final inspection. Call (623) 773-7220 to schedule an inspection.

All lumber must be Douglas Fir/Larch No. 2 or better. All posts must be 4 x 4 minimum.

PLOT PLAN REQUIREMENTS

Two copies of a plot plan are required for a permit. You must include the following items on each plan page:

- 1. Name of Owner.
- 2. Address where structure is to be built.
- 3. Legal description of property/plot plan
- 4. North arrow and scale. Suggested scale: 1 inch equals 20 feet. The information on the lot direction is available from the Community Development Department.
- 5. Boundaries and dimensions of property. This information is available from the Community Development Department.
- 6. Names of bordering streets, width of half street.
- 7. Width of alley(s), if any.
- 8. Location and width of easements. Information on public easements is available from the Engineering Department. Private easements should be shown on the property's deed.
- 9. Location and distance from property lines, existing structures, retaining walls.
- 10. Location and distance from property lines of proposed structure.
- 11. **Contact Planning & Zoning for all setbacks and building separation requirements.**

Phone Numbers:

| | |
|------------------------------------|--------------|
| Building Safety Division | 623-773-7225 |
| Planning and Zoning Division | 623-773-7200 |
| Engineering Department | 623-773-7210 |
| Inspection Request..... | 623-773-7220 |

SECTION 14-5-7

**PROPERTY DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS
(Ord. No 90-04)**

When not part of the principal building, accessory buildings shall be subject to the limitations contained in this Section 14-5-7 and as otherwise set forth in the Peoria City Code. Accessory buildings attached to the principal building shall be subject to all applicable provisions of the Peoria City Code which would be applicable to the Principal building.

- A. Maximum Height: The height of an accessory building shall not exceed the height of the principal building.
 - B. No accessory building shall be located in any front yard.
 - C. Where an accessory building is eight (8) feet or more in height, it shall not be located within a required minimum side or rear yard.
 - D. A detached accessory building less than eight (8) feet in height may be located a minimum of three (3) feet from the side or rear property line; such accessory building shall be screened by a solid fence or solid masonry wall not less than six (6) feet in height above grade between it and the adjoining property on which accessory building is allowed, provided however, except entrances to garages and carports need not be screened.
 - E. In street side yard of a CORNER lot, all accessory buildings shall conform to the setback requirement of the principal building.
 - F. A detached accessory building used primarily for storage purposes, less than seven (7) feet in height and with a total floor area of projected roof area which does not exceed two hundred (200) square feet, may be located in the required side or rear yard adjacent to the property line subject to the following:
 - 1. A minimum six (6) foot masonry wall shall be constructed on the property line adjacent to the storage shed, and extend a minimum of three (3) feet in both directions from the storage shed along the property line in addition to the screening requirements of 14-5-6-D.
 - 2. The storage shed that will be served by electric, gas or water must obtain a separate permit.
 - 3. In street side yard of a corner lot, all storage sheds shall conform to the setback requirements of the principal building.
 - G. On or before June 15, 1990, owners of accessory buildings whether attached or detached, constructed prior to January 23, 1990, that conformed to the Uniform Building Code adopted by the City upon construction, that do not conform to the development standards within this Section 14-5-7 of Article 14-5 of Chapter 14 of the Peoria City Code, may submit to the City of Peoria Building Safety Department together with such plans as may be required by the Building Safety Department to register the non-conforming accessory buildings. The Building Safety Department will review the accessory buildings in which registration is sought and after the review of the application, drawings and plans, herein provided for, shall issue a special building permit if the accessory building was constructed in accordance with the then existing Uniform Building Code, recognizing such accessory building may be registered as an exception to the limitations imposed by this Section 14-5-7.
- The plans, which may be required by the Building Safety Department, shall show the locations of the accessory building in relation to other structures on the lot and the lot lines of the property and such other information as may be necessary to determine if such building conformed to the Uniform Building Code upon its construction.