



Accessory Buildings

What is an Accessory Building- In one- and two-family dwellings not more than three stories high with separate means of egress, a building, the use of which is **incidental** to that of the main building and which is detached and located on the same lot. An accessory building is a building that is roofed over and more than 50% of its exterior walls are enclosed.

When is a permit required? A permit is required when any dimension is greater than 12' when it is accessory to a residence located on the same lot. When a building is built on a vacant lot then the building is classified as a storage building with no exceptions.

Is a permanent foundation required? Accessory buildings with any dimension greater than 12 feet shall meet the provision of this code. Accessory buildings are permitted to be constructed without a masonry or concrete foundation provided **all** of the following conditions are met:

1. The accessory building shall not exceed 400 square feet or one story in height;
2. The building is supported on a wood foundation of minimum 2X6 or 3X4 mudsill of approved wood in accordance with code Section R317; and
3. 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 the anchors shall be equal to 20 psf times the plan area of the building.

If your building does not meet the criteria listed above, then fill in the detail listed below.

