



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.**