



# RESIDENTIAL ACCESSORY STRUCTURE GUIDELINES

Building Department

390 Towne Centre Dr, Lathrop, CA 95330  
Phone: (209) 941-7270

**THIS HANDOUT SUMMARIZES WHEN A PERMIT IS NEEDED FOR RESIDENTIAL ACCESSORY STRUCTURES AND OUTLINES THE REQUIREMENTS FOR PLAN SUBMITTALS. THE FOLLOWING GUIDELINES SHOULD BE USED TO HELP STREAMLINE THE SUBMITTAL PROCESS AND OBTAIN PERMITS BEFORE COMMENCING ANY WORK.**

## Permits Required

For non-living spaces, a Building Permit is required for the following:

- Any structure attached to the main dwelling, regardless of size
- Any detached structure 120sf in floor area or greater
- Associated gas, mechanical or electrical work
- Fireplaces greater than 6 feet in height

## Examples of Accessory Structures:

Detached storage sheds, pool/playhouses, attached patio covers, gazebos, unenclosed structures, trellises and arbors.

## Permits Not Required

- Unconditioned, single-story structures less than 120sf
- Detached decks not exceeding 200sf in area are not more than 30 inches above grade at any point and do not serve the exit door required by R311.4.
- See CRC R105.2 for additional information

## Planning / Zoning Regulations

Contact the Planning Dept. (209-941-7290) for information regarding development standards and regulations on the lot, minimum setback to property lines, size, height, and building coverage limitations.

## Plans Required

Provisions for accessory structures must meet compliance with the 2022 California Residential Code (CRC). Compliance with the structural provisions of the 2022 California Building Code (CBC) may be required.

Plans must be digital, drawn to scale, fully dimensioned and legible on minimum 11" x 17" paper when printed. The following should be included as necessary: Cover Sheet, Site Plan, Foundation Plan, Floor Plan, Elevations, Cross-Sections, and Roof Framing Plan, which can be combined as long as scale is maintained

Additionally, provide applicable details for: foundation anchorage, connections between building elements (i.e. fastening of rafter-to-top plate), lateral bracing, species, sizes, and spans of all framing members, structural calculations.

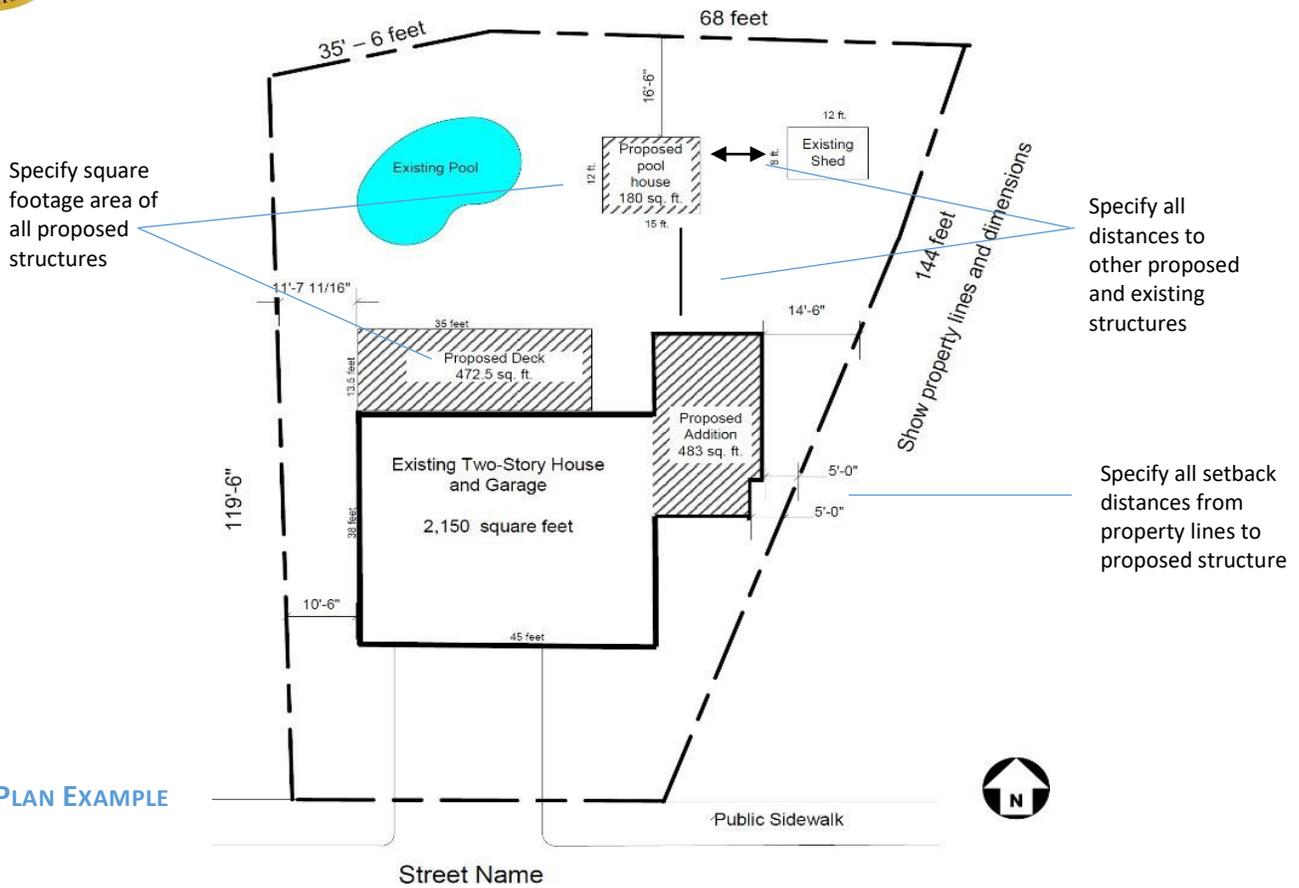
## Pre-Engineered Patio Covers

If a proposed patio cover is constructed based on an approved industry "listing number" such as an ICC or IAPMO Evaluation Report number (or other approved listing), conformance to the above listed items has already been reviewed/accepted, these application types do not need to submit an engineering design. However, zoning regulations still need to be met and a Site / Plot plan is required to be submitted to Planning prior to obtaining a permit. The specific details must be highlighted on the engineered plans.

Pre-fabricated Patio Covers without "listing numbers" need to be compliance with CBC section 1704.2.5 Special Inspection of Fabricated Items, and appendix H: Patio Covers of the 2022 CRC – structures must weigh less than 3k lbs, less than 750 lbs per column, less than 12 feet high, engineered per the stress limits of the CBC, wind load of 95 mph or more. If the structure meets these design criteria, the patio can be placed on a slab-on-grade 3.5 inches or greater in thickness – no footings required



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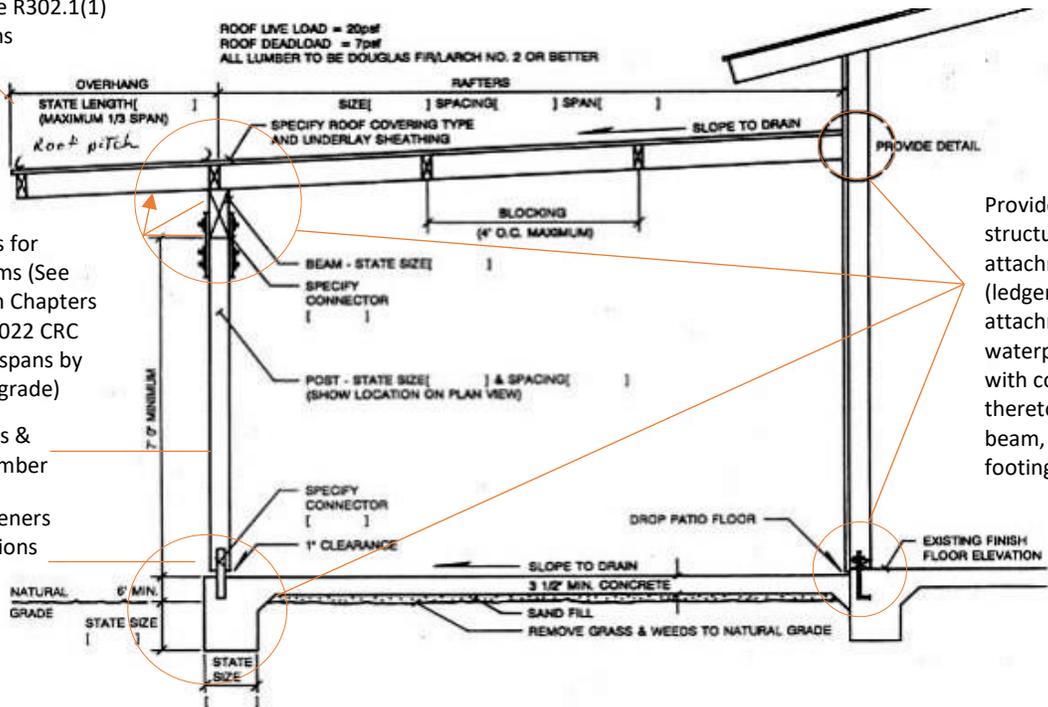


Refer to Table R302.1(1) for projections

Indicate spans for rafters & beams (See Span Tables in Chapters 6 & 8 of the 2022 CRC for allowable spans by size / lumber grade)

Specify species & grade of all lumber

Specify all fasteners for all connections



Provide enhanced structural attachment details (ledger attachment / waterproofing with connections thereto, post to beam, post to footing, etc.)

## SAMPLE CROSS-SECTION