



# RESIDENTIAL ACCESSORY STRUCTURE GUIDELINES

## City of Lathrop Building Department

390 Towne Centre Drive – Lathrop, CA 95330

Email: PermitOffice@ci.lathrop.ca.us

Phone #: (209) 941-7270

**PLEASE REFER TO THESE GUIDELINES FOR THE REQUIREMENTS FOR RESIDENTIAL ACCESSORY STRUCTURE PERMIT SUBMITTALS, TO STREAMLINE THE SUBMITTAL AND/OR REVIEW PROCESS TO OBTAIN PERMITS BEFORE COMMENCING ANY WORK**

### PERMITS REQUIRED

For non-livable 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 mechanical, electrical, plumbing, or gas work
- Fireplaces greater than 6 feet in height

#### **Examples of Accessory Structures:**

- Attached & Detached Patio Covers
- Detached Storage Sheds
- Pool/Playhouses
- Unenclosed Structures
- Gazebos
- Trellises
- Arbors

### PERMITS NOT REQUIRED

For non-livable spaces, a Building Permit is NOT required for the following:

- 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 R318.4.
- See CRC R105.2 for additional information.

### PLANNING / ZONING REGULATIONS

Contact the Planning Department for information regarding development standards and regulations on the lot, minimum setback to property lines, size, height, and building coverage limitations before applying for a Building Permit.

### PLANS REQUIRED

Provisions for Accessory Structures must meet compliance with the current California Residential Code (CRC). Compliance with the structural provisions of the current California Building Code (CBC) may be required.

Plans must be digital, to scale, fully dimensioned, and legible on minimum 11" x 17" size paper when printed for field inspections. The following should be included as necessary, which can be combined / consolidated as long as scale is maintained:

- Cover Sheet
- Site Plan
- Foundation Plan
- Floor Plan
- Elevations
- Cross-Sections
- Roof Framing
- MEP Plans

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 listings), conformance to the above listed items has already been reviewed/accepted, and these application types do not need to submit an engineered design.

However, zoning regulations still need to be met, and a Site/Plot Plan is required to be submitted at Permit Application. The specific details must be highlighted in the engineered plans.

Prefabricated Patio Covers without "Listing Numbers" need to follow CBC Section 1704.2.5 Special Inspection of Fabricated Items, and Appendix I: Patio Covers.

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 California Building Code, and have a wind load of 93mph 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.

**SEE THE BACK SIDE OF THESE GUIDELINES FOR EXAMPLES OF SITE PLAN AND CROSS-SECTION**



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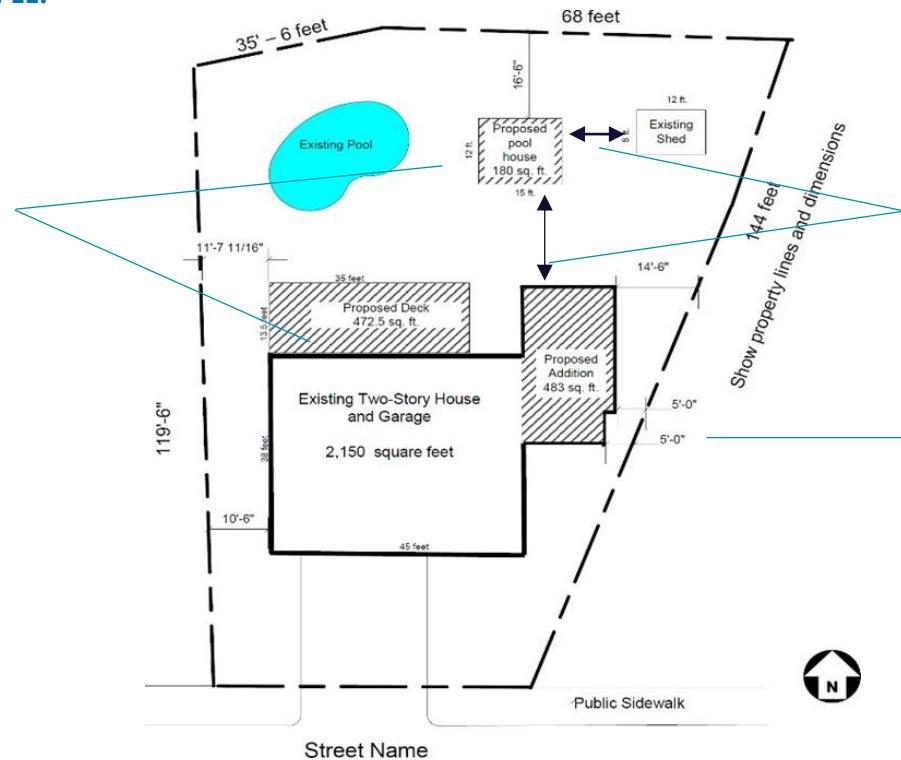
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## SITE PLAN EXAMPLE:

Specify square footage area of all proposed structures



## SAMPLE CROSS-SECTION:

Refer to Table R302.1(1) for projections

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

Specify species & grade of all lumber

Specify all fasteners for all connections

