



Permit Requirements for Detached Accessory Structures

- 1. Purpose:** Clarify the provisions of 2012 International Residential Code regarding *Detached Accessory Structures*; clarify when no permit, an *Exempt Permit* or a *Building Permit* is required for the construction of *Accessory Structures* in the unincorporated area of Yuma County.
- 2. Background:** For many years, building codes have included a provision that allows the construction of a playhouse, storage/tool shed, or similar *Accessory Structure* without having to obtain a permit. In 2000, the Yuma County Board of Supervisors adopted ARS§11-321 that requires a permit be issued for any structure or addition that exceeds a value of \$1,000.00. In an effort to satisfy both requirements, an Exempt Permit was created. This caused additional confusion as to which structure needs a permit, which one doesn't. This policy seeks to clarify those provisions.
- 3. Legislation**
 - ARS§11-321 Building Permits; issuance
 - 2012 International Residential Code;**
 - Section R105.2** Work exempt from a permit;
 - Yuma County Zoning Ordinance (YCZO)**
 - Yuma County Flood Control Regulations**
- 4. Definitions:**
 - Accessory Structure:** A building, the use of which is incidental to that of the main building and which is located on the same lot. (YCZO) For the purpose of this policy, an *Accessory Structure* shall include a *Shed*, *Patio Cover* or *Deck* as defined below
 - Building Official:** The officer or other designated authority charged with the administration and enforcement of the code, or duly authorized representative
 - Deck:** Deck not exceeding 200 square feet (18.58 m²) in area; not more than 30 inches (762 mm) above grade at any point; not attached to a *dwelling unit* and not serving the exit door required by Section R311.4.
 - Detached:** Separate; not attached; having no common wall, ceiling or roof with another structure in any manner (YCZO).
 - Dwelling Unit:** Any structure or portion thereof designed or used exclusively for residential occupancy, including manufactured homes, recreation vehicles and trailers. (YCZO)
 - Exempt Permit:** An official document or license issued by the authority having jurisdiction that authorizes performance of a specified activity which satisfies the requirements of ARS§11-321
 - Patio Cover:** A structure with open or glazed walls which is used for recreational, outdoor living purposes associated with a *dwelling unit*.
 - Building Permit:** An official document or license issued by the authority having jurisdiction that authorizes performance of a specified activity and satisfies the requirements of the 2012 International Residential Code and ARS§11-321
 - Shed:** (1) One-story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²)

Cont.



Permit Requirements for Detached Accessory Structures continued...

5. Policy

FOR EACH DWELLING UNIT: A maximum of one (1) *shed*; and, either one (1) *Deck* **or** one (1) *Patio Cover* may be constructed meeting the requirements of Section **A** or **B** below. Where more than one (1) *Accessory Structure(s)* are proposed on residential lots as identified above, they shall first obtain a *Building Permit*.

A) An *Accessory Structure* can be constructed without a permit if the value as assigned by the *Building Official* is less than \$1000.00, and the provisions of Section 105.2 of the 2102 IRC are met, including:

- A) A *Shed* 80sqft or less if constructed of vinyl
- B) A *Shed* 56sqft or less if constructed of wood
- C) A *Shed* or *Patio Cover* 159sqft if constructed of metal
- D) A *Patio Cover* 69sqft or less if constructed of wood

Note: Structures meeting these criteria may have a maximum of 1 light, 1 switch, and 1 outlet installed inside and outside of the *accessory structure* with the issuance of an electrical permit and inspection. Plumbing shall not be installed.

B) An *Exempt Permit* is required for the construction of *Accessory Structures* when the value as assigned by the *Building Official* is greater than \$1000.00, and the provisions of Section 105.2 of the 2102 IRC are met, including:

- A) A *Shed* greater than 80sqft, but not greater than 200sqft if constructed of vinyl
- B) A *Shed* greater than 56sqft, but not greater than 200sqft if constructed of wood
- C) A *Shed* or *Patio Cover* greater than 159sqft, but not greater than 200sqft if constructed of metal
- D) A *Patio Cover* greater than 69sqft, but not greater than 200sqft if constructed of wood

Note: Structures meeting these criteria may have a maximum of 1 light, 1 switch, and 1 outlet installed inside and outside of the *accessory structure* with the issuance of an electrical permit and inspection. Plumbing shall not be installed.

A *Building Permit* is required if any of the following criteria are present:

- 1) *Accessory Structures*, exempt from permit requirements as described above exist on the site;
- 2) The *Accessory Structure* is greater than 200sqft;
- 3) The *Accessory Structure*, regardless of size, has plumbing or electrical installed within the structure, or;
- 4) The *Accessory Structure*, regardless of size, is not detached from the principal dwelling.

6. Yuma County Zoning Ordinance

Accessory structures must be setback or separated not less than three feet (3') from the principal residential building to be considered detached. *Accessory Structures* less than three feet (3') from the principal residential building are considered attached to the principal residential building and must meet principal building setbacks. All structures shall meet the minimum requirements of the Yuma County Zoning Ordinance for the Zoning District in which they constructed.

7. Yuma County Flood Control District

All requirements of the Yuma County Flood Control District shall be met.