

Residential Accessory Structures

Trellises • Storage Sheds • Shade Structures
Outbuildings • Decks

This information 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 120 ft² in floor area or greater
- Associated gas, mechanical or electric 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 120 ft²
- Detached decks not exceeding 200 ft² 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 Approval

Contact Planning staff at planning@cityofsacramento.org for planning / zoning approval and inquiries on regulations on the lot, minimum setback to property lines, size, height, and allowable building coverage of the lot. It is required for the applicant to verify that all planning / zoning regulations are compliant prior to filing for a building permit.

Plans Required

See form [CDD-0253](#) or [CDD-0312](#) for minimum plan intake requirements.

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 in some cases.

In summary, plans must be drawn to scale, be fully dimensioned, legible, and shall include the following as necessary to perform a thorough plan review: 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: 1) foundation anchorage, 2) connections between building elements (e.g., fastening of rafter-to-top plate), 3) lateral bracing, 4) species, sizes, and spans of all framing members; and 5) structural calculations (if required).

Pre-Engineered Patio Covers

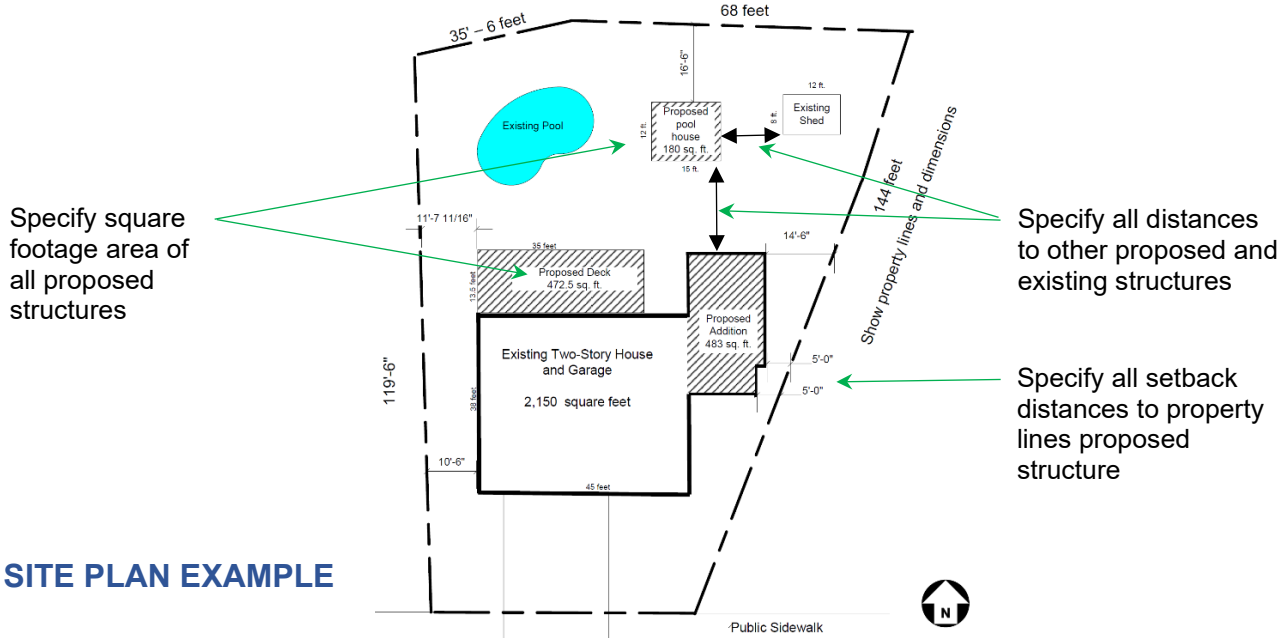
If the proposed patio cover is constructed based on an approved industry "listing number" such as an ICC or IAPMO Evaluation Report number (or other approved listing), conformance to the above listed items has already been reviewed/accepted, these application types do not need to be submitted for plan review. 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 showing the details being used to construct the structure.

Questions

Contact Building for inquiries on submittal documentation, plan check appointments, fees, etc., at ezpermit@cityofsacramento.org.

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Specify square footage area of all proposed structures

Specify all distances to other proposed and existing structures

Specify all setback distances to property lines proposed structure

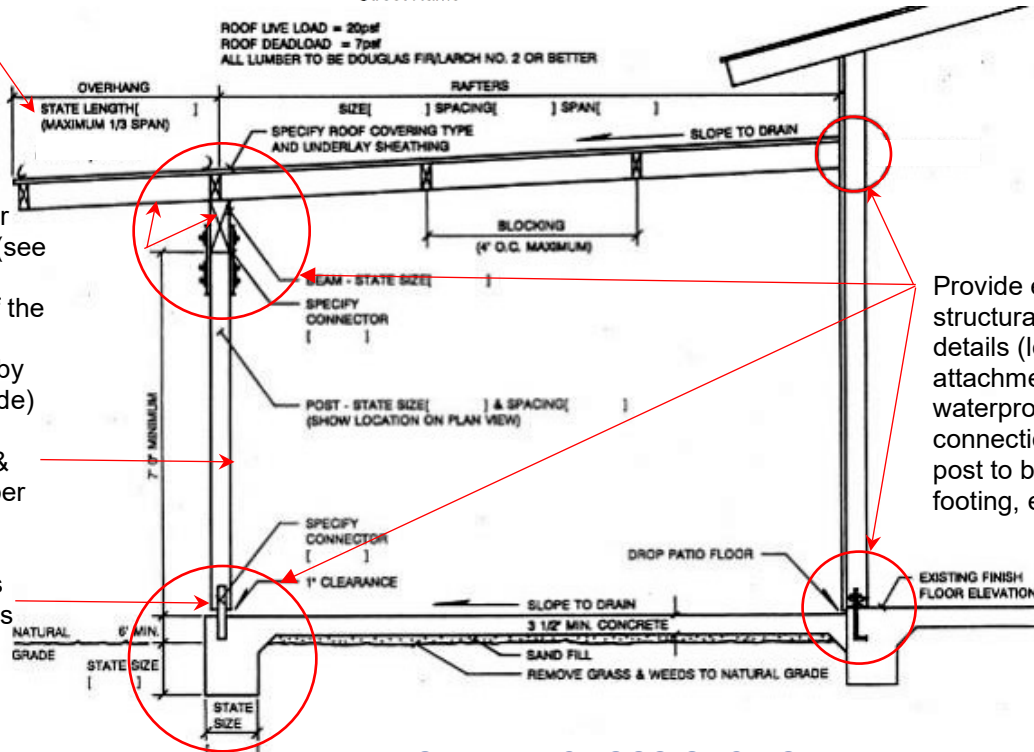
SITE PLAN EXAMPLE

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 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