

Residential Accessory Structures

Sheds, Patio Covers, Arbors, Decks, and Detached Garages

Purpose

This handout summarizes the requirements for the installation of a residential deck, shed, patio cover, arbor, or detached garage. This does not include patio rooms or secondary dwelling units.

Permits Required

A review by Planning is required for all new structures.

A Building Permit is required for all decks more than 30" above ground or attached to another structure. All structures over 120 sq. ft. in floor area or any structure attached to an existing structure, for example, a patio cover attached to a house. Electrical, plumbing, and mechanical systems require a permit regardless of whether the structure requires a permit or not.

Approvals

Planning

Staff reviews for conformance to the [zoning regulations](#) relating to height, locations, and materials.

For properties located in the [South Livermore Valley Specific Plan](#) please see page 9-18 for regulations.

Building

Staff reviews plans for conformance with the 2016 California Residential Code, electrical, mechanical and plumbing codes.

Fire sprinklers are required for sheds and detached garages over 400 sq. ft.

Engineering

Staff reviews plans to verify the location is not within an easement and proper storm water measures are followed.

Fees

Planning – typically a no fee review*

[Building Permit fees](#)

- Plan check and inspection
- Electrical, Mechanical, or Plumbing Fees
- Minor State Fees usually \$5.00 or less

[Impervious Surface Fee](#)

- City - \$.45 per sq. ft. of new impervious surface
- County - \$1.00 per sq. ft. of new impervious surface

Plan Submittal Requirements

- Three (3) site plans that include the following items and dimensions:
 - Address
 - Property lines
 - House, garage and all structures
 - Dimensions from new accessory structure to all buildings and property lines.
 - Sidewalk and driveways
 - Easements
- Two (2) sets of construction details of the structure including:
 - Height
 - Materials
 - Foundation and Framing Details
- Two (2) sets of stamped and signed structural calculations if required
- One (1) [Impervious Surface Worksheet](#)



Review Time

Patio Covers and Arbors are reviewed over-the-counter.*

Sheds and detached garages are a five (5) working day review.*

* Projects located on historical properties are subject to a longer review time and additional fees.

Additional Resources

[Planning Application](#)

[Building Permit Application](#)