



City Of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Code Enforcement Division

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SHEDS AND GARAGES (ACCESSORY BUILDINGS) - "A quick how-to"

Conditions that Trigger the Need for a Building Permit.

1. Sheds that are more than 120 square foot in size. **(See page 2 for examples of sheds LESS than 120 square feet)**
2. Installation of electrical and plumbing, even in a shed is less than 120 square foot.
3. Occasionally, other conditions will apply due to Zoning regulations, check with your Building Department for the regulations affecting your property.

Setbacks/Height Limit. (See page 3 for examples)

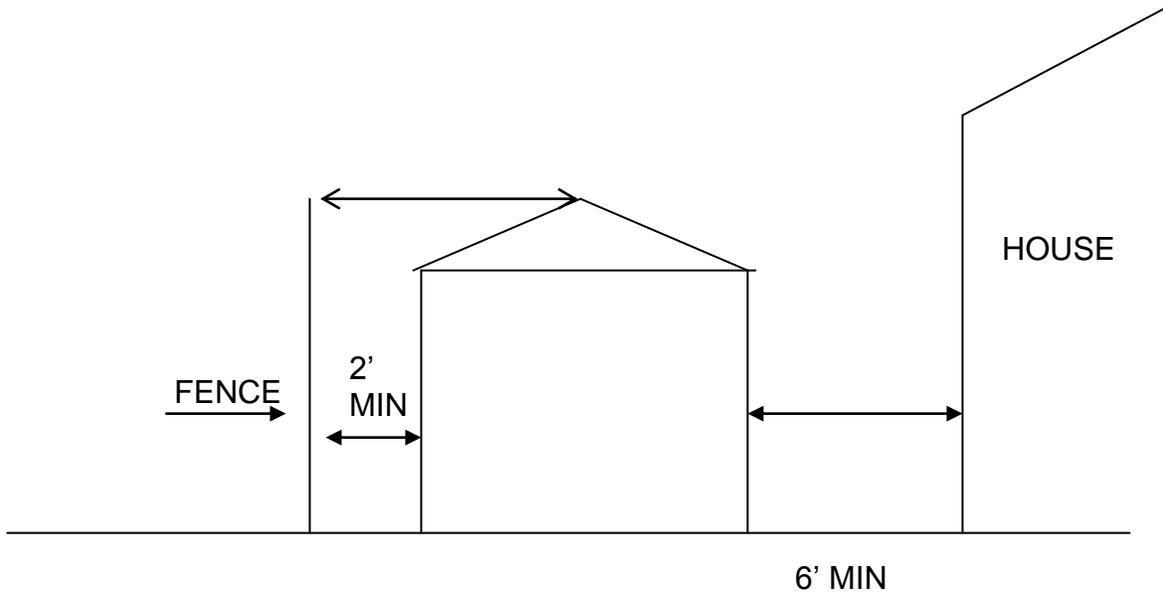
1. No detached accessory building shall be closer than 6 feet from the main building, inclusive of roof Covering.
2. No detached accessory building shall be allowed within the required yard areas, inclusive of roof covering.
3. Seven and one-half (7.5) feet shall be the maximum height for a shed located at the setback line (5' side and rear) and (Crossroads 5' side and 10' rear). Shed height may be increased one and one-half (1.5) feet for every one (1) foot back from the setback line to a maximum height of fifteen (15) feet. Height measurements are from grade to plate line or grade to ridge line depending on orientation.
4. A detached accessory building, other than a covered patio as defined herein, may occupy not more than 50% of a required rear yard, subject to the requirements within an "R" district.

Things to consider before you begin.

1. The surface of a concrete slab floor needs to be at least 6 inches above the surrounding earth to help keep the wood dry.
2. Build on a firm, undisturbed, level soil so the slab does not settle and crack.
3. An electrical circuit can be easily ran underground in plastic electrical conduit with wiring designed for the purpose and load.
4. Accessory buildings are normally incidental to a single family dwelling provided that such buildings are constructed concurrent with, or subsequent to the construction of the single family dwelling. "Normally incidental" shall be deemed to mean that, in addition to a two car garage (either attached or detached), the size of the accessory building does not exceed 20 percent of the living area of the dwelling. (Ord. 88-14)

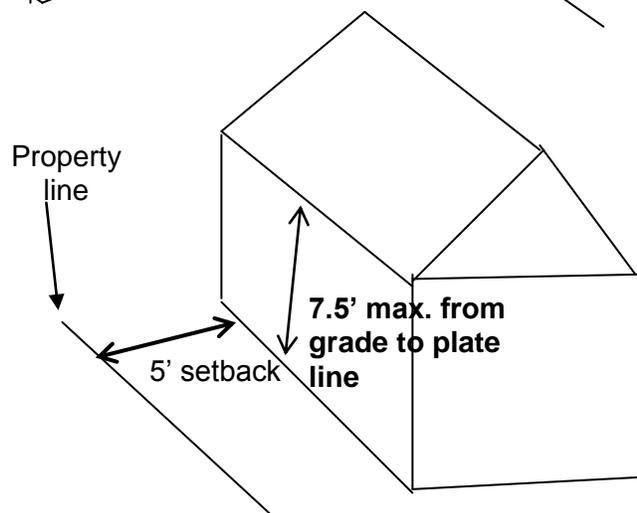
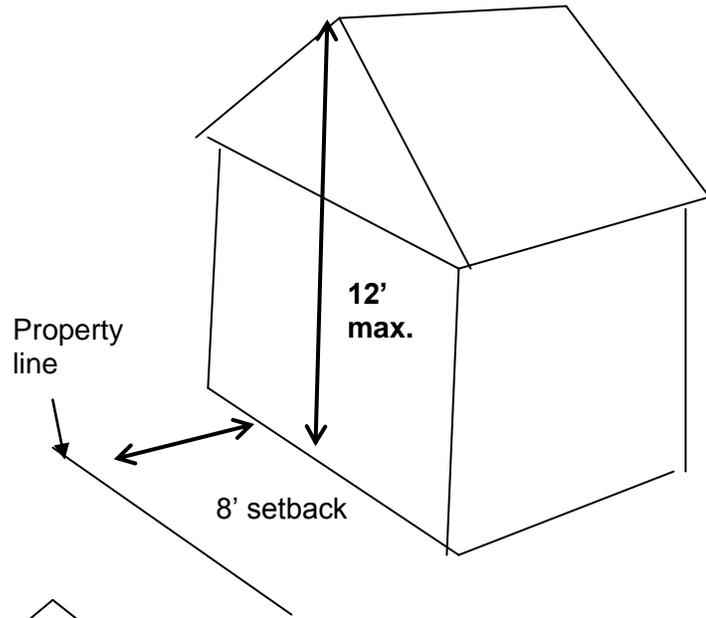
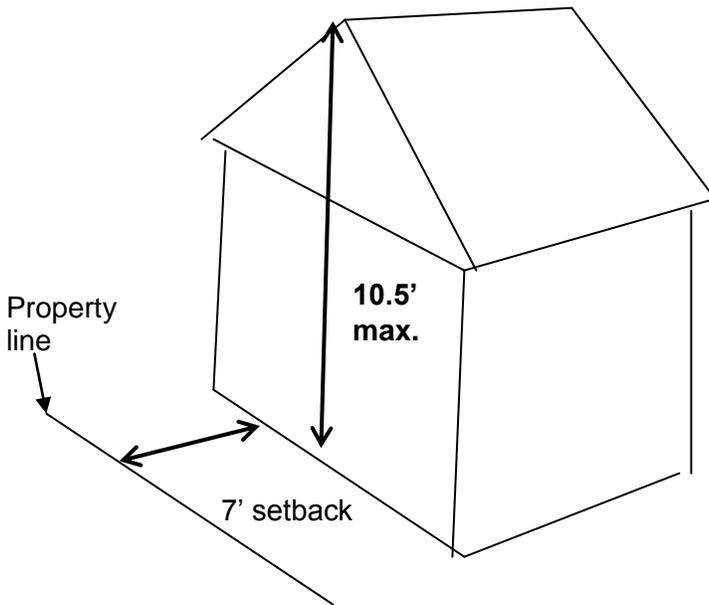
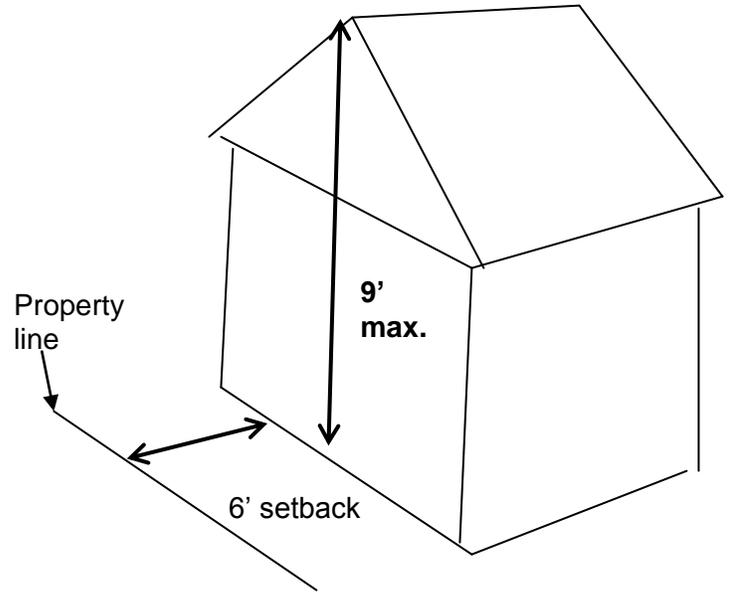
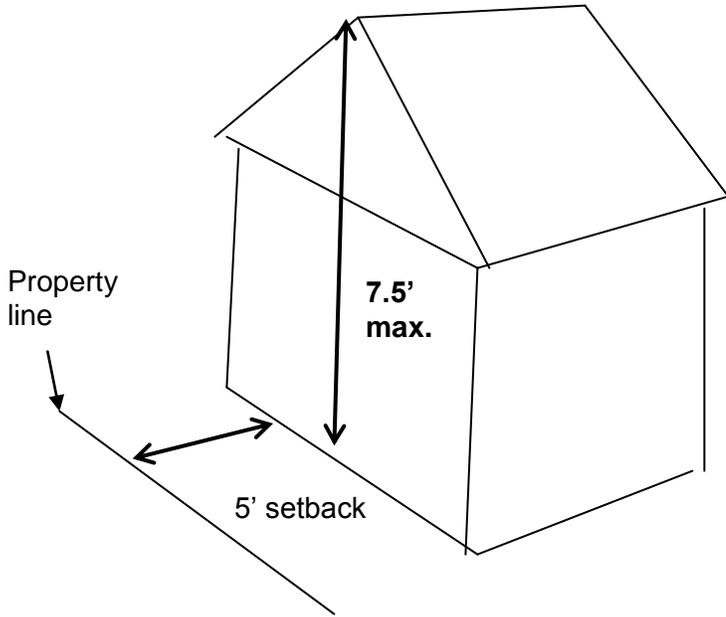
**AN ACCESSORY BUILDING UNDER 120 SQFT
DOES NOT REQUIRE A PERMIT AND CAN BE IN THE SETBACK AREA IF THE
FOLLOWING CRITERIA IS MET:**

- 1. DOES NOT HAVE ELECTRICAL OR PLUMBING.**
- 2. IS NOT HIGHER THAN THE FENCE.**
- 3. IS NOT ATTACHED TO THE FENCE (MINIMUM 2' FROM FENCE).**
- 4. IS 6' AWAY FROM THE MAIN STRUCTURE.**
- 5. DOES NOT EXCEEDS 50% OF REAR YARD AREA IN ADDITION TO OTHER BUILDINGS.**
- 6. DOES NOT EXCEEDS 20% OF LIVING AREA.**



ACCESSORY BUILDINGS OVER 120 SQFT (PERMITS REQUIRED)

No detached accessory building shall be closer than 6 feet from the main building, inclusive of roof covering. Shed height may be increased one and one-half (1.5) feet for every one (1) foot back from the setback line to a maximum height of fifteen (15) feet.



How About Structural Considerations

Lumber Span Chart taken From the 1997 Uniform Building Code

(NOT FOR TILE ROOFS)

NOTE: ALL VALUES BASED ON DOUGLAS FIR-LARCH GRADE No.2

FLOOR JOISTS L/360 40LL+10DL

SIZE	SPACING	ALLOWABLE SPAN
2x6	12"oc	10'-9"
	16"oc	9'-9"
	24"oc	8'-2"
2x8	12"oc	14'-2"
	16"oc	12'-7"
	24"oc	10'-2"
2x10	12"oc	17'-8"
	16"oc	15'-3"
	24"oc	12'-3"
2x12	12"oc	20'-6"
	16"oc	17'-7"
	24"oc	14'-4"

CEILING JOISTS L/240 10LL+5DL

SIZE	SPACING	ALLOWABLE SPAN
2x4	12"oc	12'-2"
	16"oc	10'-9"
	24"oc	8'-8"
2x6	12"oc	19'-6"
	16"oc	17'-8"
	24"oc	14'-9"
2x8	12"oc	25'-8"
	16"oc	22'-10"
	24"oc	18'-6"
2x10	12"oc	26'-0"
	16"oc	25'-5"
	24"oc	22'-3"

RAFTERS L/240 20LL+10DL

SIZE	SPACING	ALLOWABLE SPAN
2x4	12"oc	9'-7"
	16"oc	8'-6"
	24"oc	7'-0"
2x6	12"oc	15'-4"
	16"oc	13'-9"
	24"oc	11'-7"
2x8	12"oc	20'-3"
	16"oc	18'-1"
	24"oc	14'-10"
2x10	12"oc	24'-10"
	16"oc	21'-6"
	24"oc	17'-7"
2x12	12"oc	25'-2"
	16"oc	25'-2"
	24"oc	20'-6"

PURLINS

PURLIN SIZE*	STRUT SPACING
2x4	2x4 @ 4'-0" oc
2x6	2x4 @ 6'-0" oc
2x8	2x4 @ 8'-0" oc
2x10	2x4 @ 10'-0" oc

* NOT SMALLER THAN SUPPORTING RAFTERS

WINDOW AND DOOR HEADERS*

SIZE	OPENING	LOADING
4x4	UP TO 4'-0"	325 LB/FT
4x6	4'-0" TO 6'-0"	357 LB/FT
4x8	6'-0" TO 8'-0"	349 LB/FT
4x10	8'-0" TO 10'-0"	363 LB/FT
4x12	10'-0" TO 12'-0"	373 LB/FT
4x12	GARAGE DOOR 16'-0" - (NOT FOR TILE ROOF)	

* SUPPORTING CONVENTIONAL ROOF LOADS ONLY

Residential Plan Submittal Requirements.

Plans shall be submitted to the Building Department as follows:

- 3-sets (11x17)
- 2-sets truss calculations with Wet Stamp
- If engineering is required, the calculations have to be submitted with a Wet Stamp

NOTES:

TYPICAL FRAMING DETAILS

1. PROVIDE 1 SQ. FT. UNDERFLOOR VENTILATION PER 150 SQ. FT. OF UNDERFLOOR AREA. See Sec. 2306.7 of U.B.C.
2. BRACING WALLS - See Sec. 2320.11.3 & 2320.11.4 of U.B.C.
3. CUTTING AND NOTCHING - See Sec. 2320.11.9 of U.B.C.
4. PIER-JOIST SYSTEM, SIZE, LOCATION, DEPTH, AND SPACING BASED ON TRIBUTARY AREA.
5. BORED HOLES - See Sec. 2320.11.10 of U.B.C.
6. DOUBLE JOIST UNDER BEARING WALL - See Sec. 2320.8.5 of U.B.C.

