

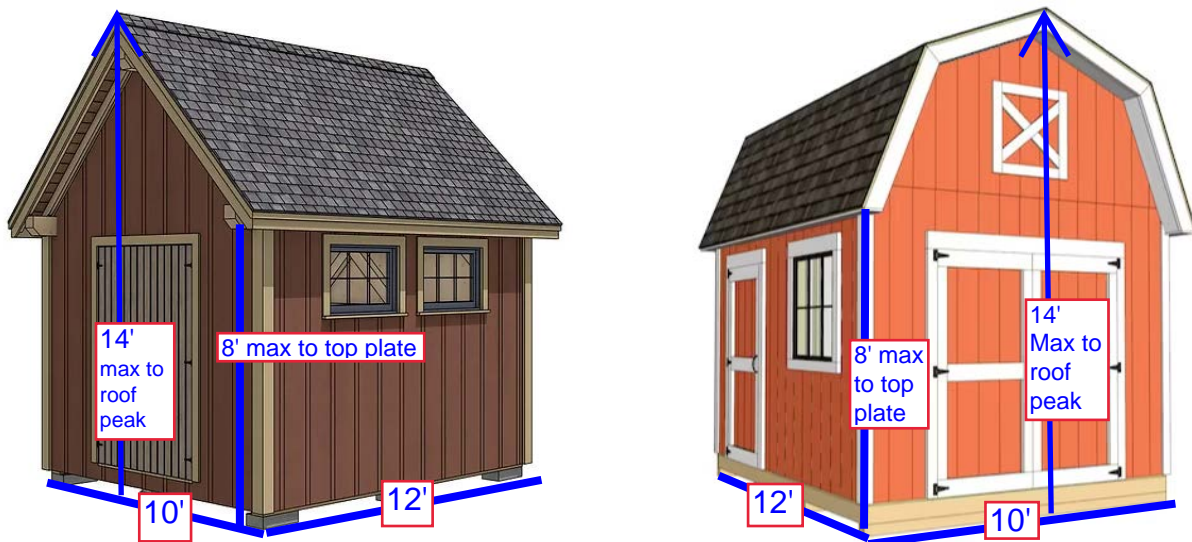


STORAGE SHEDS & ACCESSORY STRUCTURES EXEMPT FROM BUILDING PERMITS UNDER THE CALIFORNIA BUILDING CODE & NORCO ZONING CODE

This notice is to clarify the requirements for storage sheds or accessory structures that are 120 SF or under in size. The California Building Code & California Residential Code section 105.2, exempt one-story, detached accessory structures from building permits. The City of Norco Municipal (NMC) Code contains requirements for the maximum height of accessory structure walls and roof peaks, as well as setbacks between structures and to property lines. In order for an accessory to be exempt from a permit, they must meet the following requirements;

- 1) Structure shall not exceed 120 sf in floor area. The floor area includes any type of covered patio area under the roof. Roof eaves may extend 2' maximum past the structure walls. Structures may be installed on a concrete slab, wood skids, or foundation.
- 2) The maximum height of the walls of the structure may not exceed 8' in height at the beginning of the roof eave/top of wall. The maximum height of the peak of the roof shall not exceed 14' on a gable roof end to comply with NMC section 18.68.20 (3)(a).
- 3) Structures may be located in the side or rear yard of a property and have a minimum 5' setback from any property line. Buildings cannot be located in the front yard area of a property.
- 4) Detached accessory structures must be set back a distance of 5' minimum from other accessory structures or any other buildings located on the site.
- 5) No connection of utilities including gas, electric, water, or sewer/septic are permitted to be installed in or on the accessory structure exempt from permits.
- 6) The structure may not be added on to, or converted for a later permitted accessory structure.
- 7) The accessory structure may not change or obstruct natural storm water flow on or around the property or neighboring properties.

**** These requirements apply to detached pergolas, detached patio covers, and similar accessory structures under 120 SF that do not require building permits.**



BUILDING & SAFETY DIVISION