



Requirements for modification of Storage Shed applications

Under the 2022 California Building Code (CBC) small storage sheds not exempt from the requirements for permits under CBC section 105.1 (more than 120 sq. ft.) require the installation of a permanent foundation within this seismic zone as required by CBC sections 1808 and 1809.7. These requirements, however; can be modified at the discretion of the Building Official in accordance with CBC 104.10 on a case by case basis. In order for the Building Official to consider a modification for your pre-manufactured shed, it must meet at least the following conditions:

Be pre-manufactured and engineered and factory built as a self-contained accessory building (permanent buildings constructed onsite require a foundation).

Not over 320 sq. ft. in floor area.

One story detached with a 10 ft. minimum setback from any structure unless engineered evaluation for deflection has been completed.

Exclusively used as storage sheds, play houses and similar uses (no habitable space will be allowed to have conditions modified, this is for U occupancy only).

Wood or light gauge metal framed, type V construction only.

Not to be constructed in a high fire or flood zone. Installations in these areas would require modification to structure and/or foundation.

Not containing electrical wiring or plumbing or HVAC.

Not used as a parking garage for motor vehicles or other hazardous storage.

Must have a self-contained foundation such as wood or metal skids.

If all of the above requirements are met than your structure may be considered for modification of requirements for a prescriptive seismic foundation. Meeting the above requirements does not guarantee approval for this modification, it only guarantees that the requested modification will be considered. Comprehensive plans (including manufacturer's specifications and fully dimensioned site plan), permit application and formal proposal must be submitted for consideration for a modification including seismic restraints such as earth anchors or pier footings. All modifications must meet all determinations and conditions set forth by the Building Official. Any such structure must comply with all other requirements of the aforementioned code.