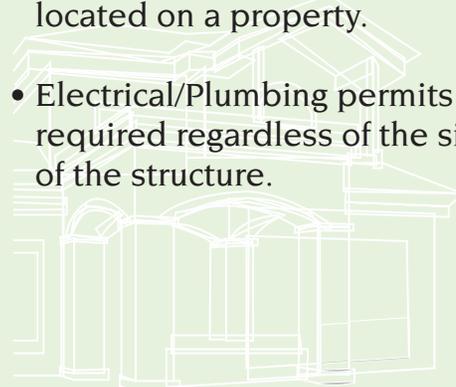


Accessory Structures: Residential 120 Square Feet or Less

Accessory structures used as tool or storage sheds, playhouses, and similar uses do not require a building permit provided that it meets requirements listed. All accessory structures must meet all building code and setback requirements regardless of size or whether a permit is required.

- Lot coverage requirements apply for all accessory structures. Prior to installing any structure check with the Planning Division (650) 616-7074.
- Shipping containers, enclosed truck trailers, and similar enclosures are prohibited.
- The location on the property shall be a minimum of 6 feet from the main dwelling and any other structure on the site.
- The structure must meet the front and side setbacks required by the San Bruno Zoning Code.

- The structure cannot be located in a maintenance or public utility easement.
- The floor area shall not exceed 120 square feet with not more than 12 inches overhang beyond the exterior wall of the structure.
- The maximum height of any accessory structure is 9 feet for walls and 14 feet maximum roof peak height.
- Accessory structures cannot be closer than 1 foot to side or rear property lines.
- Only one accessory structure not requiring a permit can be located on a property.
- Electrical/Plumbing permits are required regardless of the size of the structure.



Accessory Structures



Residential Permit Requirements



City of San Bruno

**Community Development
Department**

Building Division

567 El Camino Real
San Bruno, CA 94066
Phone (650) 616-7074

www.sanbruno.ca.gov

REVISED June 2014

Submittal Requirements

A. PROJECT DATA

- Project Address
- Owner and Contact information
- Applicable Codes (CBC, CMC, CPC, CEC, etc.)
- Description detailing scope of all work
- Zoning District
- Occupancy group(s) and type of construction
- Gross Area

B. PLOT PLAN (1/8"=1')

- adjacent street(s) and driveway
- dimensions of property lines and new buildings
- locations and uses of existing and proposed bldgs
- setbacks from proposed building to existing bldgs and property lines
- roof outline / North arrow
- location of easements / utility poles
- all projections into required yards (eaves, chimney, bay windows, etc.)

C. FLOOR PLAN (1/4"=1')

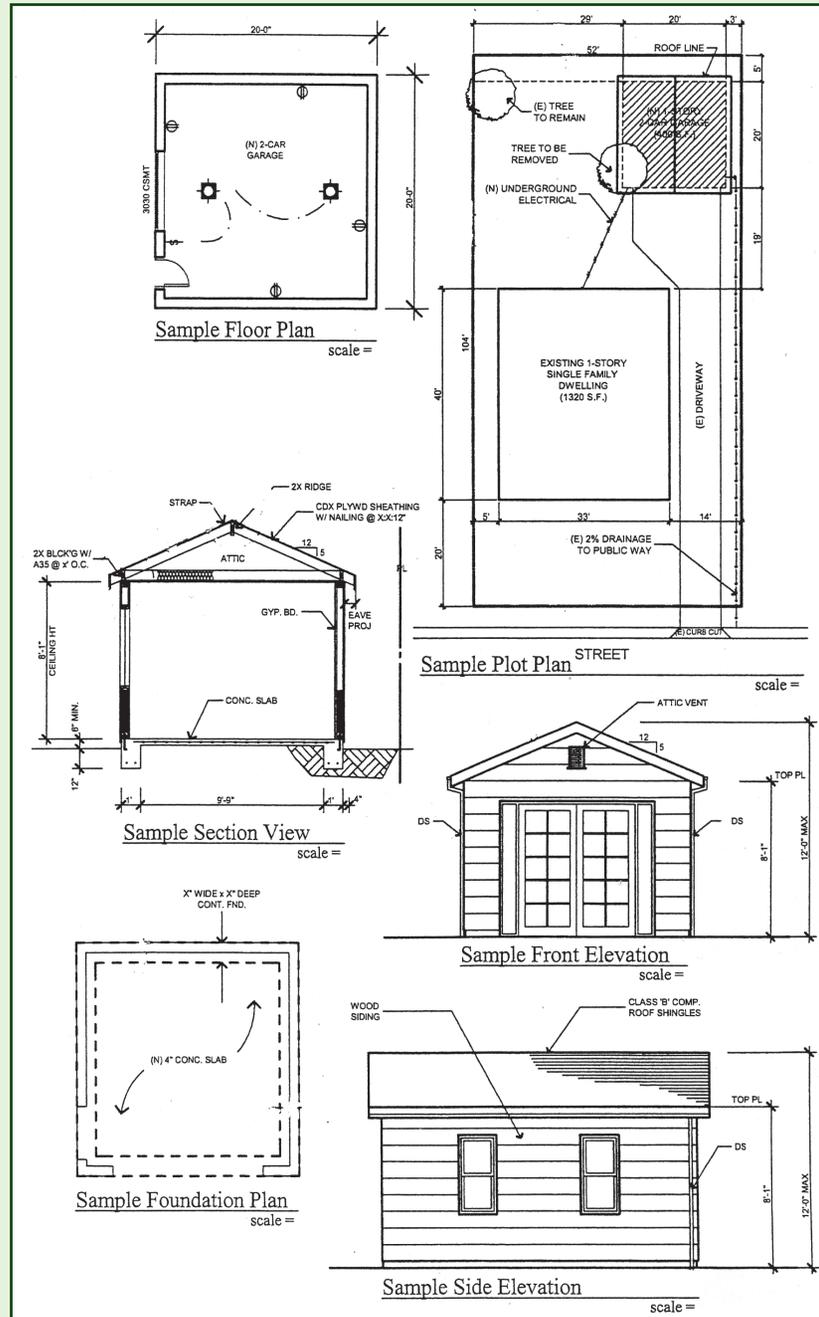
- Location of all new walls
- Uses of each room / area
- Location of doors and windows
- Door and Window schedule
- Location of electrical, plumbing, and mechanical devices

D. ELEVATION & SECTION (1/4"=1')

- two exterior views of proposed building
- roofing material and slope
- sizes, spans, and spacings of roof members
- eave dimensions / gutter
- ceiling height.

E. FOUNDATION PLAN (1/4"=1')

- perimeter dimensions of foundation
- sizes of foundation piers



ACCESSORY STRUCTURES: RESIDENTIAL OVER 120 SQUARE FEET

A building permit is required for any accessory structure over 120 square feet. To obtain a permit provide three sets of plans with the following information for planning department review and building department plan check.

- Plans must be 11"X17" minimum and drawn to a minimum 1/4" per foot scale.
- Show project address, owner and contractor information.
- Provide a plot plan showing size and location of proposed and all existing structures. Show distance of existing and proposed buildings to property lines and other structures include location of easements and any utility poles.
- Provide structural details for foundation, wall and roof framing details.
- A floor plan is required showing walls and use of each room or area. Include the location of any windows, doors or skylights. Indicate location of electrical, plumbing and mechanical devices.
- Provide elevation plan, two exterior views of proposed building, typically the front and side. Indicate exterior finishes, and type of roofing material.