



Community Development Department
31 E 5th St.
Tempe, Arizona 85281

480-350-8341
480-350-8677 (fax)
www.tempe.gov

DETACHED RESIDENTIAL ACCESSORY BUILDINGS

Garages, Ramadas, Storage sheds, Workshops, Gazebos, etc.

Building Permit Required: The Tempe Administrative Code as adopted by the City of Tempe requires that a building permit be obtained before erecting a detached accessory building. This applies to permanent as well as temporary structures. The requirements for each installation will vary depending upon the *size of the structure, the materials of construction, the proposed location on property and the zoning district of the property.

*Exception: One story detached accessory structures ancillary to R-3 and R-4 occupancies used as tool and storage sheds, playhouses and similar uses provided the floor area does not exceed 200 square feet (TAC Sec. 104.2.1 a). Please note: If a building permit is not required because of size, the Zoning requirements must still be met. See 2nd page.

Building Permit Requirements:

Permit Application

Completed applications must include:

- | | |
|--|---|
| <input type="checkbox"/> Project name and address | <input type="checkbox"/> Proposed “use” of building |
| <input type="checkbox"/> Applicant’s name and phone number | <input type="checkbox"/> Estimated/actual cost of project |
| <input type="checkbox"/> Description of work | <input type="checkbox"/> Applicant’s signature |

Construction Plans (See examples)

Two (2) sets provided by applicant must include:

Examples with fill-in information maybe used as some of the required plan sheets.

- Site Plan (scale 1”=20’) 8-1/2” x 11” copy: Show the proposed location, size and setbacks of the proposed detached building in reference to existing site specifics, i.e., property lines, existing residence, pool, etc.
- Floor plan (scale ¼”=1’): Show overall building size, window(s)/door(s) size/location(s), electrical outlet(s)/light(s) locations, etc.
- Foundation Plan: Show footings/stem walls in plan view for all bearing walls and provide details of depth, width, reinforcing bar, etc.
- Sections and Details: Show all materials of construction and all structural details and connections; footing size and depth; wall to footing connection (anchor bolts, expansion anchors, column anchors, hold-downs, etc.); wall details including sole plate materials (treated or foundation grade cedar or redwood); stud size and material; siding with moisture barrier, if required; hold-down fastener at top plate; roofing material; and interior covering (drywall, wood paneling, etc.).
- Roof framing Plan (scale ¼”=1’): Show roof framing system/roof slope, total developed height of proposed building and size/type of headers/lintels at openings.

(Note: if “trusses” are intended to be used for the roof framing system, two copies of the truss calculations from an approved fabricator and sealed by an AZ. licensed engineer must be included in the set at the time of permit issuance.)



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[] Elevations: Provide elevations of all views affected. Dimension overall height, windows and doors, and if required, show locations and area of attic ventilation.

An Arizona registered architect or engineer must prepare the plans for:

- a. Basements
- b. Beam spans over 20 feet in length
- c. Headers over large openings
- d. 2nd story additions
- e. Rafters and/or joists that do not comply with the IRC span tables
- f. Manufactured roof or floor trusses
- g. Other structural components as determined by the plan reviewer

Plans requiring a structural plan review are not eligible for “Over the Counter” review and therefore must be submitted and queued into our standard review process.

Buildings that are 25% or greater in area of the residence’s square footage may require civil plan submittal and review.

Zoning Ordinance Requirements:

In addition to the Building Code requirements regulating materials/construction, height and location on the property, The City of Tempe Zoning and Development Code also regulates the height and location on the property for residential detached *accessory buildings*. When there is a conflict between the two regulating bodies, the more restrictive of the two shall govern. Please be advised that each type of lot (corner, interior or through) has its own setback requirements. The Zoning and Development Code, Part 3, Land Use, Chapter 4 defines *Accessory building* as: buildings that exceed two (200) hundred square feet in area or eight (8) feet in height and requires the following:

- A. *Accessory buildings* shall be incidental to the principal use.
- B. *Accessory buildings* shall occupy less floor area, cover less lot area and have a use that is secondary to the primary structure(s) and use(s) on the property.
- C. An *accessory building* may be used for home occupation in reference to Section 3-412.
- D. *Accessory buildings* shall not be used for sleeping or living purposes.
- E. *Accessory buildings* shall not have cooking facilities.
- F. *Accessory buildings* are limited to the height of the existing residence and must meet the setbacks for the district.
- G. A use permit is required for *accessory buildings* in the AG.

Note: If any of the above Zoning and Development Code conditions cannot be complied with, a Use Permit must be obtained through the Development Services/Planning Division prior to the issuance of a permit for the construction of an *accessory building*. Contact the Planning Division at 480-350-8331 for Use Permit application instructions/information.