



Delaware County

# CODE COMPLIANCE

A Department of the Environmental Services Division

Building Regulations Floodplain Regulations Zoning Regulations

## RESIDENTIAL ACCESSORY BUILDINGS

Effective September 27, 2006

### BUILDING NOT REQUIRING PERMITS

Any structure 200 square feet or less does not require a building permit (RCO 105.2).

### NON PERMANENT ACCESSORY STRUCTURES RCO

Structures from 201 square feet to 400 square feet can be installed on 4x4 skids.

1. These must be properly anchored to withstand wind loads.
2. Approval of any building installed on skids is limited on one story and 10 feet in eave height.
3. Buildings from 201 square feet to 400 square feet can be installed on a monolithic slab with a 12 inch wide and a 12 inch minimum footing depth per RCO section R403 and RCO figure R403.1(1). The footing shall be reinforced with a minimum of 1 #5 bar or 2 #4 bars located in the middle 1/3 of the footing depth per RCO section R403.1.3.2. Minimum anchorage for such slabs is per 2006 RCO 403.1a.

### POLE CONSTRUCTION FOR ACCESSORY BUILDINGS

Plans for pole buildings with a maximum area of 1500 square feet may be submitted for approval without sealed engineering provided they meet the minimum requirements below.

1. Minimum footing depth is 4 feet.
2. Minimum size for corner posts is 6"x6" and line post is 4"x6".
3. Maximum sidewall height is 12 feet.

### DRAWING SUBMITTAL REQUIREMENTS

The application for such structures shall be accompanied by two complete sets of drawings. The drawings shall indicate: (1) location and spacing of skids / footings, (2) floor plans showing all openings, (3) roof framing plans indicating framing members and header sizes at all openings, (4) wall sections, (5) all four building elevations, (6) plot plan indicating the structures location on the property.

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