



RESIDENTIAL ACCESSORY STRUCTURES

What is an Accessory Structure? A use or building subordinate to and **detached** from the main building and used for purposes customarily incidental to the primary use of the premises.

What are the requirements for an Accessory Structure?

27.1. **Height and Construction**

No accessory building shall exceed **20 feet in height** nor shall the accessory building exceed the **height of the main structure**. Any accessory building that exceeds 200 square feet shall be constructed in the same or a complementary style as the main structure.

27.2. **Front Yard:** Attached accessory buildings, including garages and carports, shall have a front yard **not less than the main building**, or as specified in the particular district.

27.3. **Side Yard:** There shall be a side yard **not less than eight (8) feet** from any side lot line, or alley line, except that adjacent to a side street, the side yard shall never be less than **twenty (20) feet**.

27.4. **Rear Yard:** There shall be a rear yard not less than **ten (10) feet** from any lot line, or alley line. Carports, garages, or other accessory buildings located within the rear portion of a lot, as heretofore described, shall not be located closer than **fifteen (15) feet** to the main building.

27.5. **Total Square Footage:** No accessory building shall exceed fifteen (15) percent of the total square footage of the building lot.

When is a permit needed? A permit is required for all accessory structures. A permit and plan review is required for all accessory structures over 120 square feet. All permit fees and plan review fees are due upon permit issuance.

Submittal documents: Fill out a Residential permit application and submit (1) site plans which include the following: *(You may use a copy of a survey of your lot and draw the requirements.)*

_____ Location of main building on lot and all other structures on property.

_____ Location of proposed accessory structure on lot. Distance from accessory structure to main building and other structures on property. Distance from accessory structure to side and rear lot lines. All streets and alleys.

_____ Foundation plans and/or means of support *(All portable buildings must be tied down regardless of size)*.

_____ Electrical and plumbing plans, if applicable.

_____ Roof details *(if not a prefabricated storage building)*.



Building Inspections
152 N. Main Drive
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Residential Accessory Structure Permit Submittal

Please submit the following information to permits@cityofvanalstyne.us

Required Submittal Documents:

1. [Residential Accessory Structure Application](#) completed in its entirety, signed, and dated.
2.
 - o If located on a septic lot, OSSF approval stamp from the county shall be required.
3. **Site Plan (Survey).** The plan shall indicate the following (at minimum):
 - o Location of the proposed patio cover
 - o Dimensions from the Remodel / Addition to all property lines and the house
 - o Lot Coverage (to include house and any structures with a roof)
4. **Construction Plan.** The plan shall indicate the following (at minimum):
 - o **Dimensional plan**
 - Width and length of proposed remodel / addition
 - Height of roofline
 - Dimensions between posts/columns
 - o **Foundation plan**
 - If existing, show details of how it is attached (*ie: Simpson ties, new piers*)
 - **New Piers:** width, depth, reinforcement (minimum 12" x 12" pier required if post supports more than 750 pounds of live and dead loads, per AH105.2).
Note: Patio covers over 250 square feet in size require piers.
 - **New Concrete Slab:** depth, reinforcement (*Example: 3-1/2" thick concrete reinforced with #3 rebar 18" on center each way*), and attachment (if posts are not installed in piers).
 - o **Framing plan**
 - Materials used (*Example: Western Red Cedar*)
 - Columns: Lumber Size (*Example: 8"x 8"*)
 - Headers:
 - Distance spanned by header from column to column
 - Lumber Size (*Example: 4"x 12"*)General guide:

6" x 12": max. 20' span	4" x 10": max. 15' span
6" x 10": max. 18' span	4" x 8": max. 13' span
4" x 12": max. 17' span	
 - Rafters:
 - Centers (*Example: 24" on center*)
 - Lumber Size (*Example: 2"x 6"*)
 - o **Roof Plan**

Asphalt shingles shall be used only on roof slopes of 2:12 or greater. For roof slopes from 2:12 to 4:12, double underlayment application is required, per R905.2.2.
 - o **Attachment Detail**

Attachment to house must be done by ledger board fastened on the wall with fasteners run to wall framing members or attachment on top of roof past the top plate. No attachments to the underside of the soffit or to the end of the rafters is allowed unless sealed by a registered design professional (notched cantilevered portions of rafters are not structural, per R802.7.1.1).
 - o **Electrical plan** (if applicable).
1. If the patio cover is metal or some other material outside of the scope of the IRC, a plan set sealed by a design professional licensed by the State of Texas (Architect, Engineer, or Landscape Architect) is required.

This document is for informational purposes only and serves to provide guidance for information required to be submitted for the type of permit referenced in the title. This document is not an all-inclusive list of requirements and shall not be relied on in place of official regulations and/or policies.

2. If the proposed patio cover is a kit (premanufactured and 200 square feet or under) then the installation manual shall be provided. Any structures over 200 square feet are subject to verification of code compliance.
3. Registered Design Professional (architect, engineer, or landscape architect) must seal plans more than 400 square feet.

Reference Documents (as applicable):

- 2014 National Electric Code
- 2015 International Building Code