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### ACCESSORY BUILDINGS (SHED) INFORMATION SHEET

HEIGHT - 6 foot minimum; may not exceed height of the main building on the lot, or 25 feet.

FLOOR AREA - A Zoning Compliance Permit is required for a shed **under 200 square feet** roof area. There is no charge for this permit and the form can be picked up in the Community Development Department. Sheds or other accessory buildings **over 200 square feet** roof area will require a site plan to submit to the building department for approval.

PLACEMENT ON LOT - Sheds and other accessory buildings must be **6** feet from the rear of the main building, at least **6** feet from the dwelling on adjacent lots and **7** feet from property lines. On corner lots, sheds and accessory buildings must not be constructed in the site triangle (**30** foot from the corner intersection of lot lines). All sheds should be placed anchored and placed on a concrete slab.

\* If under 200ft. (Just fill out Compliance Permit)

2. All tanks installed under this ordinance shall meet the requirements of the State adopted Uniform Fire Code.

3.13. Mail Box.<sup>35</sup> Placement of Mail Boxes on city streets shall conform to the guidelines of the U.S. Postal Service and these criteria:

1. Height. Boxes shall be 40-42 inches above the curb or where no curb is placed 46-48 inches above the roadway.
2. Set Back. The front of boxes shall be even with the back of the curb or where no curb is placed, boxes shall be 48 inches behind the paved surface of the roadway.
3. Multiple Boxes on One Stand. When more than one box is placed on one stand or structure, boxes shall not be more than 12 inches apart.
4. Address Lettering and Placement. Address lettering shall be at least one (1) inch in height and placed on the side visible to the carrier as he approaches. If boxes are placed so that it is difficult to read the address on the approach, then the address lettering shall be placed on the front of the box door.
5. Box Support. Box support should be sufficiently strong to support the box(es), however, it shall not present a hazard to traffic or pedestrian travel.
6. Clear Area. It is the responsibility of the box user to ensure clearance of the approach used by the mail carrier. Snow, vehicles, trash receptacles and other obstructions shall all be kept clear of boxes.

3.14. Codes & Standards. Any dwelling or other structure which is designed or intended for human habitation, which is to be located in Clinton City outside of a Mobile Home Park, Mobile Home Subdivision or Manufactured Home Subdivision or P.R.U.D., must meet the Standards of the Uniform Building or other Codes as adopted by Clinton City, or if it is a Manufactured home, it must meet the standards of, and be certified under the National manufactured Housing and Standards Act of 1974 and must prominently display an Insignia approved by the United States Dept. of Housing and urban Development and must not have been altered in violation of such codes.

## PLOT PLAN REQUIREMENTS

Plot plan drawn to scale on minimum of 8 1/2 x 11 inch paper. It should include the following information:

1. Actual lot dimensions.
2. Size and location of all existing and proposed structures, including proposed additions.
3. Distance to the nearest dwelling on abutting properties.

## PLAN REQUIREMENTS FOR

### ADDITIONS AND FINISH-BASEMENTS

#### A. FOOTINGS AND FOUNDATIONS

1. Show depth and size of footings.
2. Show width and height of foundation.
3. Show reinforcement placement in both.
4. If crawl-space, show venting method.

#### B. WALL SECTION

1. Show stud spacing, bracing, sheathing, sill plate, if redwood or treated, and double top plate.

#### C. ROOF SPECS

1. Show the size of members, span, roof-deck thickness and type of material. (If pre-manufactured, provide specs.)

#### D. FLOOR PLAN

1. Floor plan and electrical plan may be combined showing no more than 8 combination fixture outlets per 20 amp circuit.
2. Provide door and window schedule.
3. Show smoke detector location when required.

Basement note: All wood members making contact with basement slab shall be redwood or treated wood.

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## RE-ROOF

Shingle replacement only: No plan required.

1. Provide detailed drawing showing pitch, lb. of felt, size and spacing of roof joists, thickness and type of roof decking to be used.
2. If using pre-manufactured trusses, provide copy of manufacturer's specifications.

NOTE: Because of the problem of roof ice build-up in this area, felt must be doubled from edge of eave to a point 24" inside of the exterior wall.

## GARAGES

(Including detached and converted carports.)

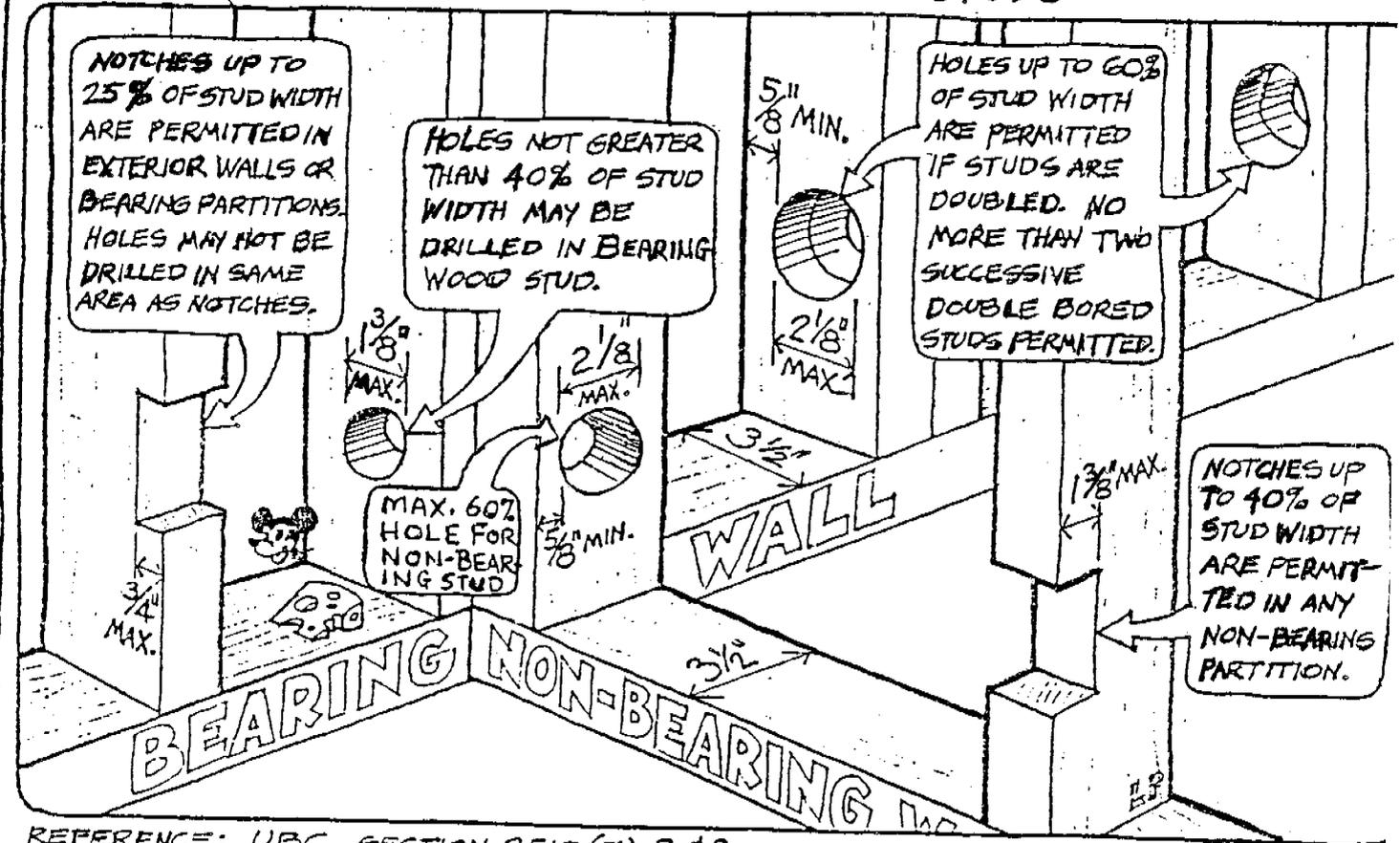
1. Plot Plan Requirements (see above).
2. Items A, B and C from additions, plus:
3. Show 1-hour rated separation required between garage and living area.
4. When attached, or closer than 3 feet to a property line.

NOTE: See U.B.C. Section 503(d) exception #4 for further requirements on separation.

# WOOD FRAMING DETAILS

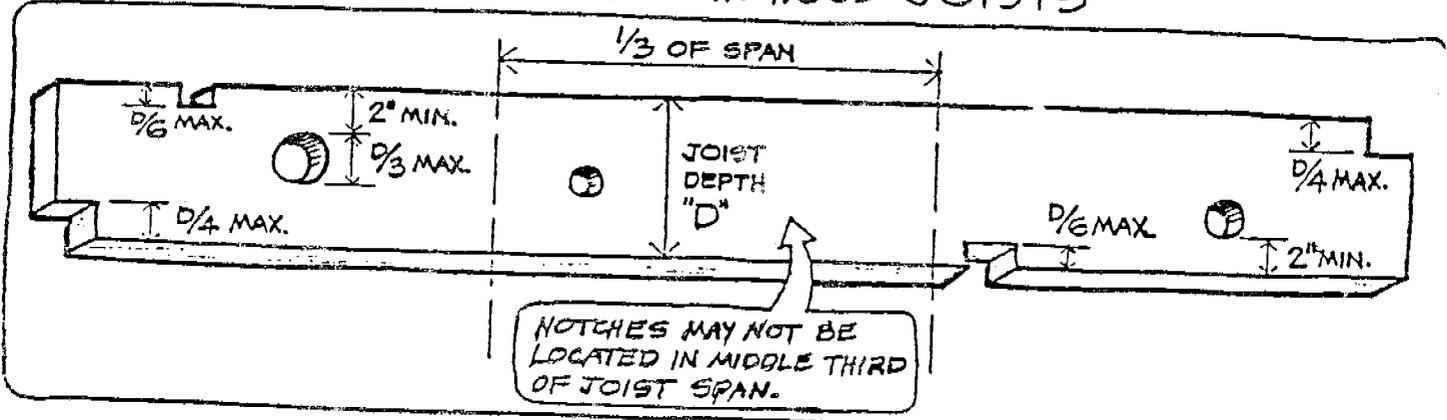
ILLUSTRATING SOME PROVISIONS OF U.B.C. CHAPTER 25

## HOLES & NOTCHES IN WOOD STUDS



REFERENCE: UBC SECTION 2517(g) 8 & 9  
NOTE: DIMENSIONS SHOWN APPLY TO 2X4 FRAMING. OTHER SIZES VARY ACCORDINGLY.

## HOLES & NOTCHES IN WOOD JOISTS



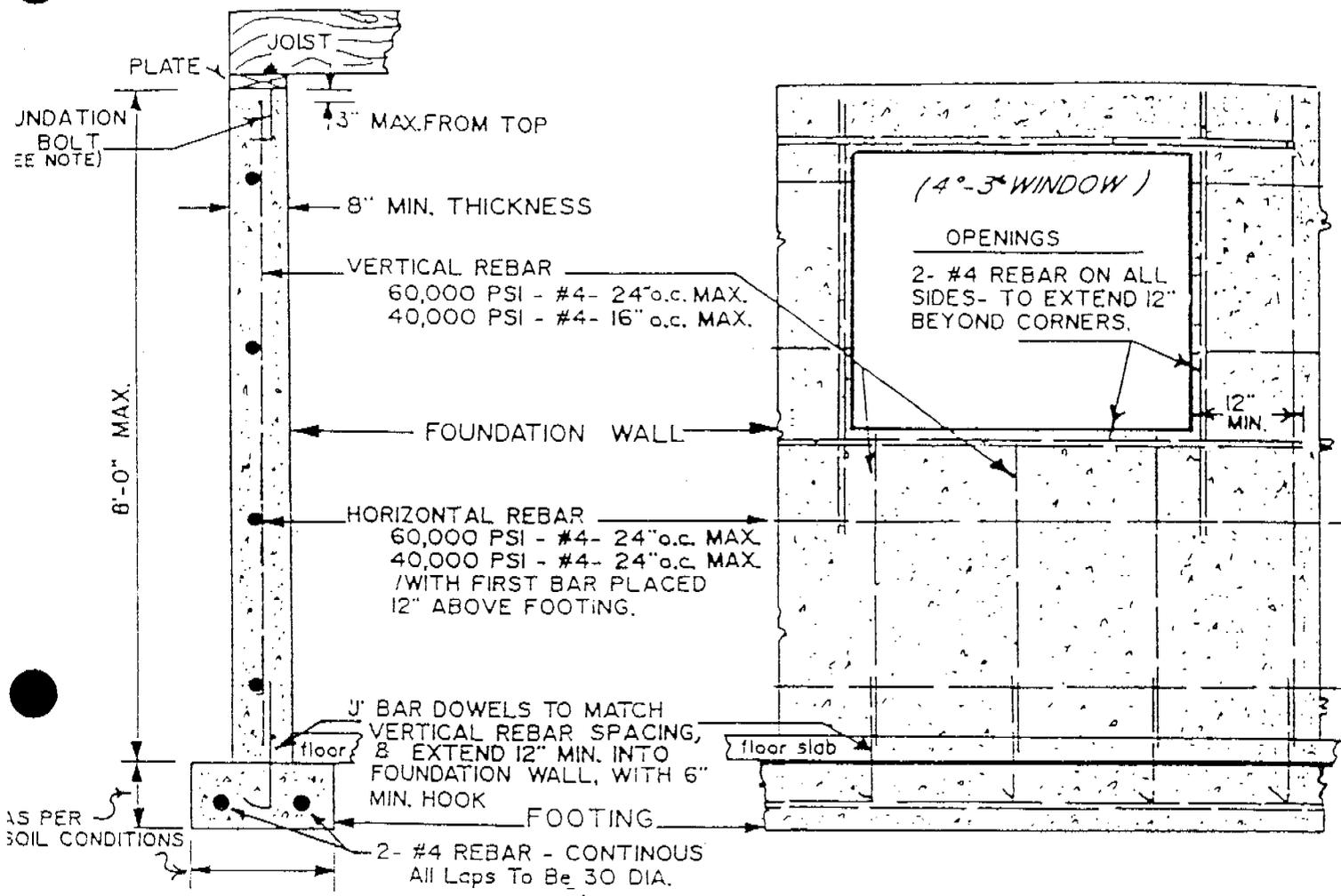
REFERENCE: UBC SECTION 2517(d) 3.

***Homeowners beware of unlicensed contractors***— The sun is out and the ice is thawing and the time has come for you to begin the remodeling you have planned all winter. Many of you will hire contractors to do the work, so here are a few guidelines that may help you avoid the problems that accompany the work of unlicensed contractors.

1. Do not be afraid to ask the contractor to see a copy of his license. Any licensed contractor is proud to show you the license. It represents the work required to obtain it.
2. Ask for references from previous jobs. Contractors get a lot of their business from referrals and providing quality service.
3. Be wary if a contractor asks for substantial amounts of money up front. This may mean they have poor credit and cannot carry your account without prepayment for materials.
4. If you hire a contractor, let them apply for the proper permits. Before a permit is issued, verification of a license is done through the building department. Some people believe that taking out their own permit saves them money, but this is not true. Permits are based on bid price or a computed valuation regardless of who signs the permit. Also, the homeowner may be taking some responsibility for construction compliance unless they provide proper documentation to the building department to verify who is actually completing the work.
5. Have a contract specifying exactly what is to be done, and an expected completion date. This protects both you and the contractor.

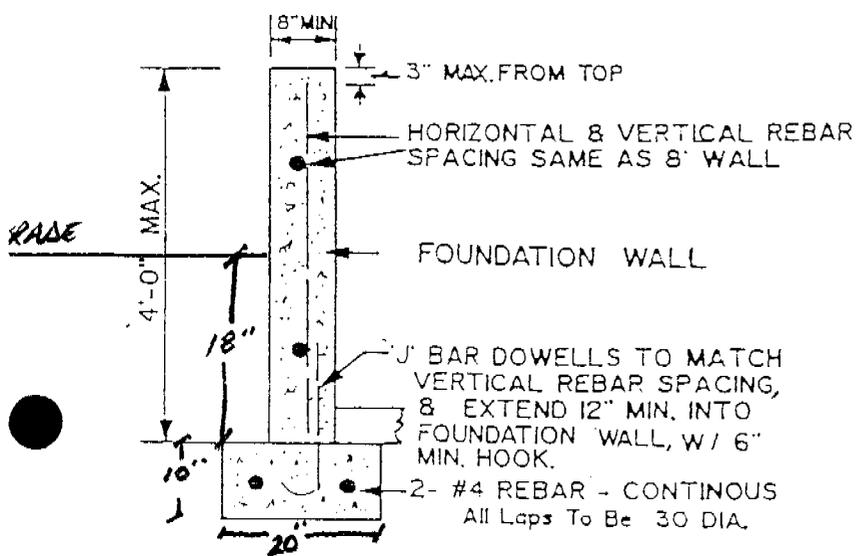
Although the building department cannot make specific recommendations on whom to use, we can verify license numbers, and verify what type of work they are licensed to do.

# TYPICAL FOUNDATION WALL DETAIL



8' FOUNDATION WALL SECTION

WINDOW OPENING WALL SECTION

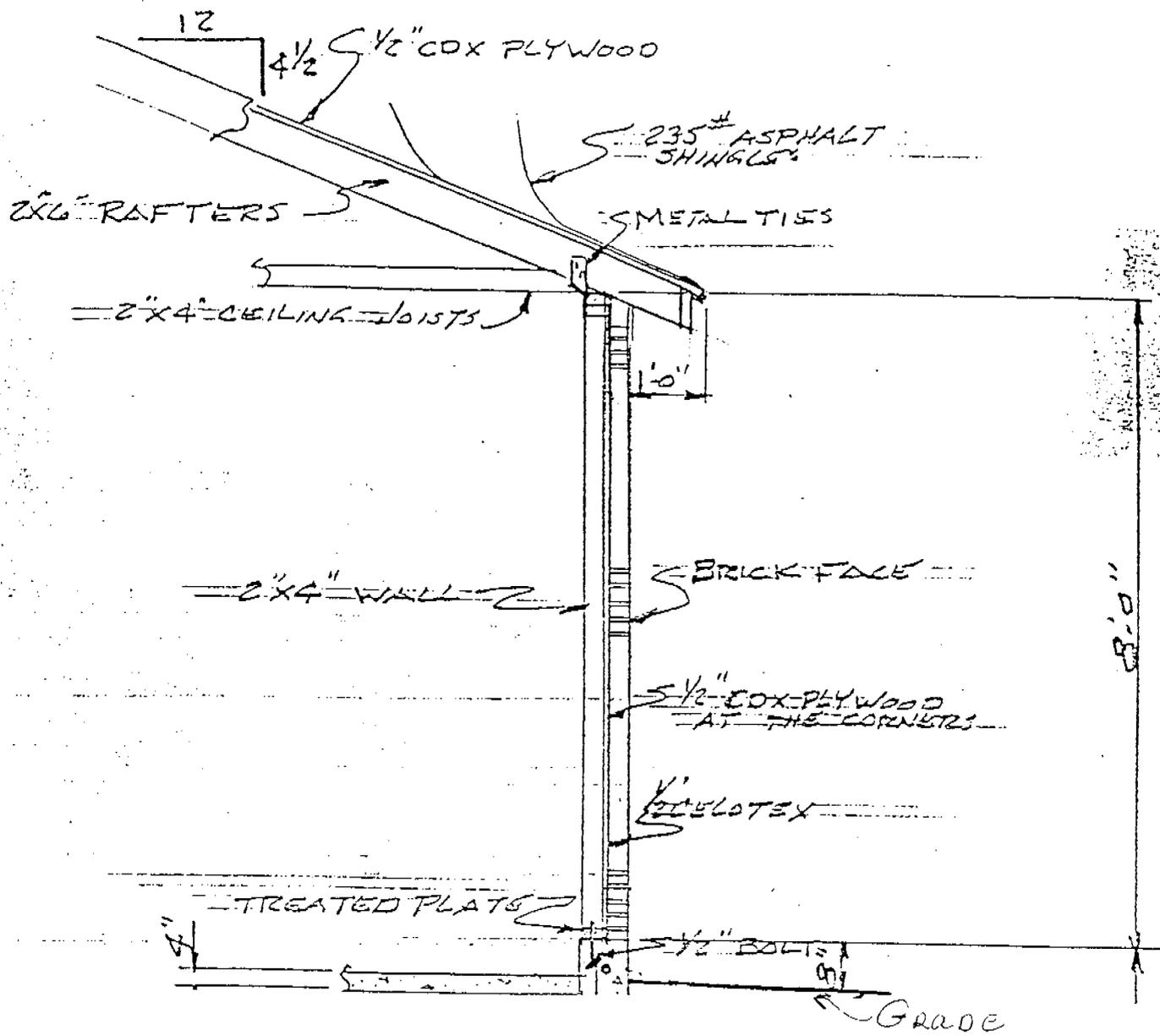


4' FOUNDATION WALL SECTION

NOTE:  
 FOUNDATION BOLTS SHALL BE 1/2", -6' MAX. SPACING, BOLT SHALL BE IMBEDDED 7" (min).

ALL REBAR SHALL BE PLACED IN THE CENTER OF THE WALL.

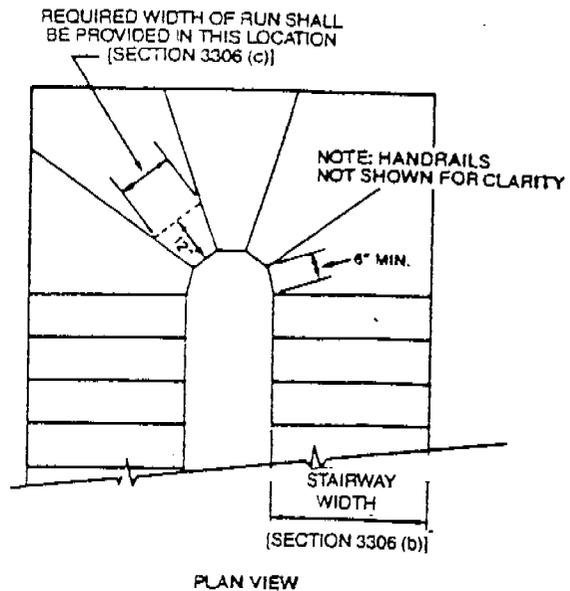
LIMITATIONS: SEE REVERSE SIDE.



TYPICAL WALL DETAIL

Some builders have had some major difficulties lately with stair layouts. Below is a diagram of the appropriate installation of stairs, handrails, headroom clearance, etc.

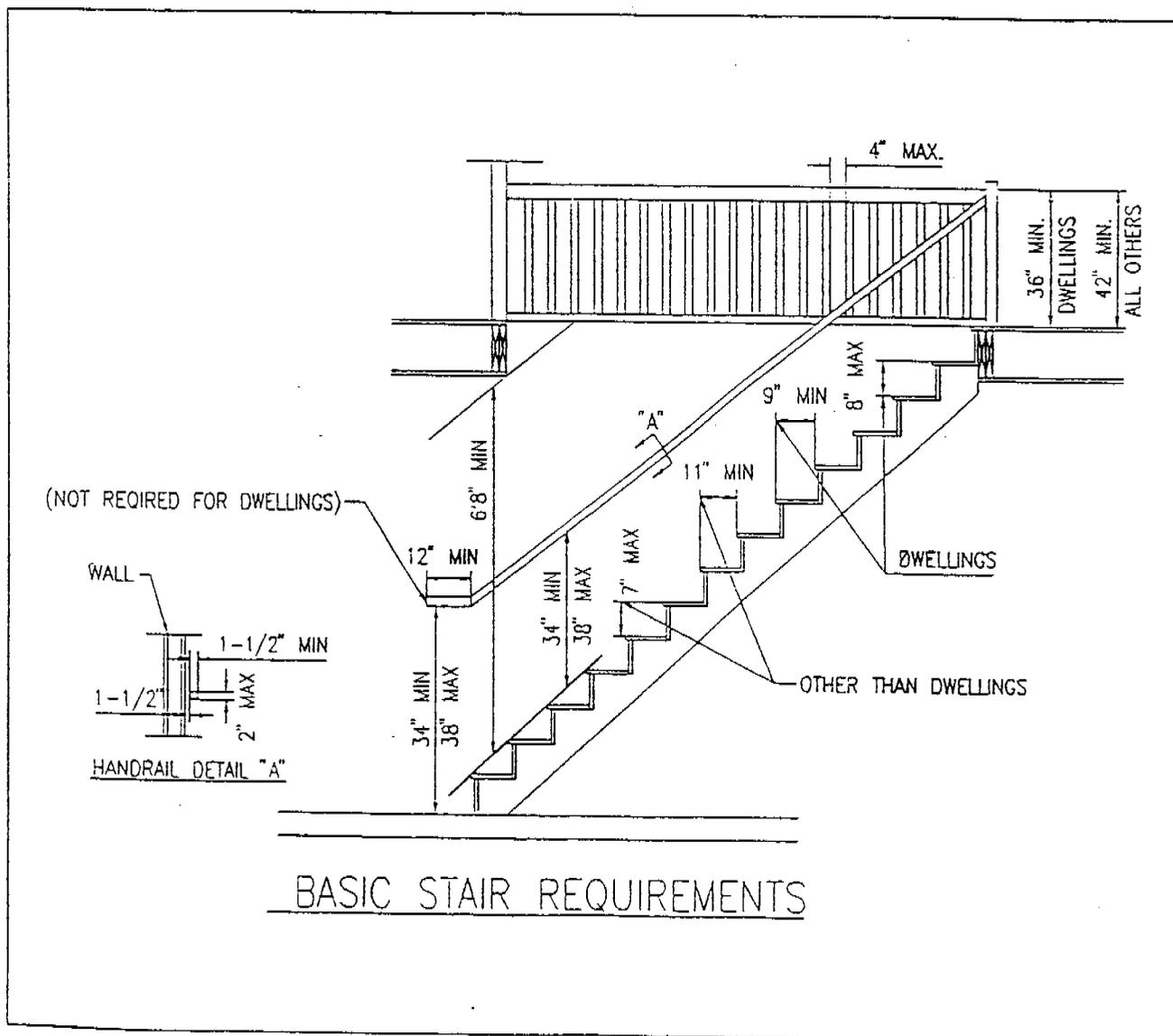
Please pay particular attention to the way handrails and head clearance are measured; ie: off the nose of the tread ONLY. Also note how the code requires winders (wedge-shaped steps) to have 6" minimum width at the narrow end.



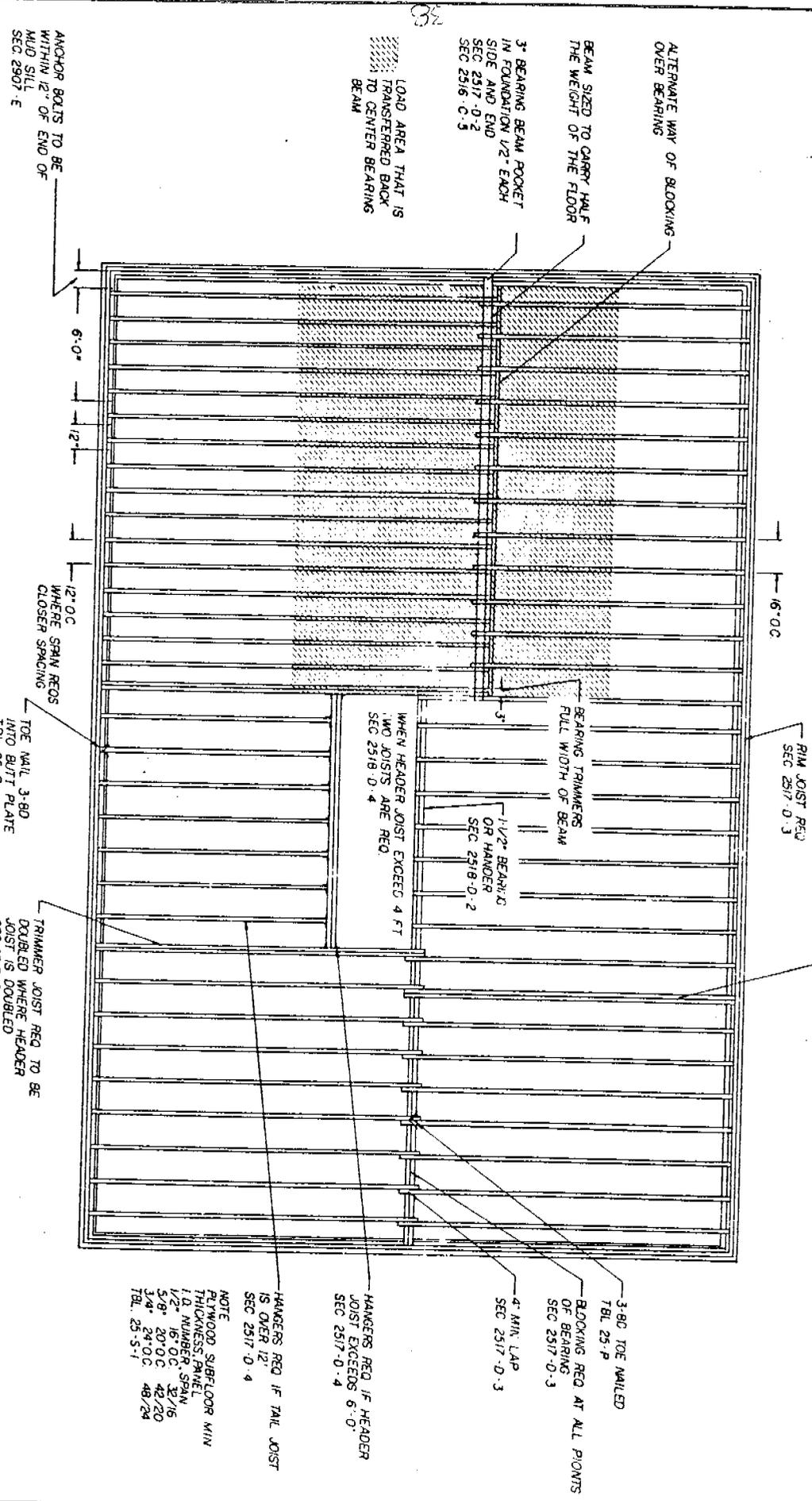
PLAN VIEW

LIMITATION: APPLIES TO R-3 OCCUPANCY AND PRIVATE STAIRWAYS IN R-1 OCCUPANCY

FIGURE NO. 46—ALTERNATE USE OF WINDERS [Section 3306 (d)]



24" WIDTH OF HOUSE, BEAM CARRIES 1/2 OR 1/2 OF FLOOR LOAD  
 FLOOR LOAD: 50 LBS. PER SQ. FT.  
 40 LBS. LIVE LOAD + 10 LBS. DEAD LOAD = 50 LBS. TOTAL  
 TOTAL LOAD ON 50 LBS. X 1/2 OR 1/2 WIDTH OF HOUSE = 600 LBS. PER LIN. FT.  
 LBS. PER LIN. FT. X SPAN OF BEAM = TOTAL LOADING



DOUBLE DEFECTIVE JOIST SEC 2501-D WHERE DRILLED OR NOTCHED EXCEED SEC 2517-D-3

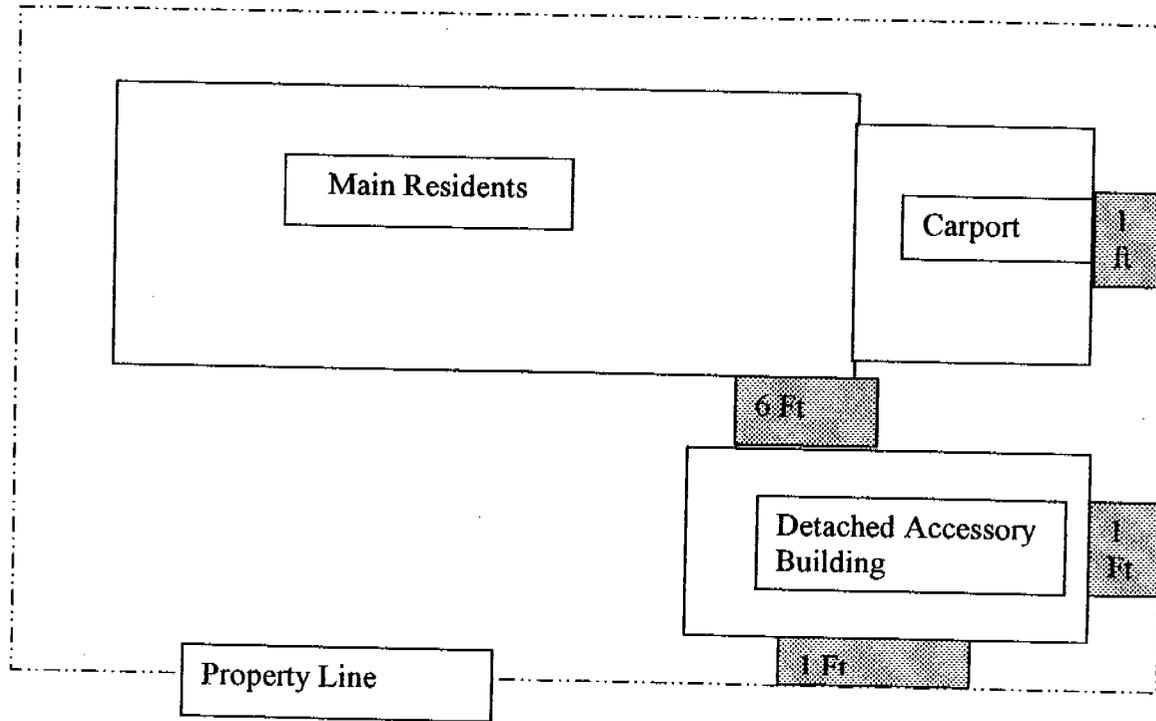
FLOOR DIAGRAM

SCALE	UTAH CHAPTER	12/2/83
3/8" = 1'-0"	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	

U.B.C. 1982 Edition

BY: S. HODGE

Handout for detached  
Accessory Building location



1. The Dash line represents the property line

*3ft from utility*  
*1ft from fence*  
*6ft Main Structure*