



## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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### PERMIT SUBMITTAL REQUIREMENTS FOR A NEW ACCESSORY BUILDING OR STRUCTURE TO A SINGLE FAMILY RESIDENCE

This handout describes the minimum submittal requirements for an accessory building or structure to a single family residence, located in a single-family zoning district. For a project that contains multiple structures, each structure must have its own plan set and building permit application, along with all associated documents. In certain situations, additional materials may be required. For a complete description of the required items listed, please see the *Required Details in a Set of Plans* hand out (<http://menlopark.org/DocumentCenter/Home/View/4210>). All work must meet the minimum requirements of the City of Menlo Park's Municipal Code.

Plans shall be drawn to a scale of 1/8 inch per foot or larger and shall be printed or drawn on white paper. Individual plan sheets are required to be a minimum of 11 inches by 17 inches in size, and shall not exceed 34 inches by 44 inches in size. All copies shall be "**wet signed**" by the appropriate architect, designer, and/or engineer (i.e. original signature and stamp is required on each copied sheet).

Applicants are encouraged to have plans drawn by a professional architect or designer familiar with Menlo Park's building permit process. This will facilitate a timely review of the project plans. If the owner wishes to complete the plans on his/her own, then it is suggested that he/she contact the Building Division to ensure that all information is prepared properly. It is to the applicant's advantage to submit legible and clear plans. Plans that cannot be read or understood will not be accepted. This may result in a delay of the plan review process and may cause additional costs to the applicant.

Accessory buildings and structures must comply with the applicable requirements in Chapter 16.68.30 (Accessory buildings and accessory structures), which is available at the following link: <http://www.codepublishing.com/CA/MenloPark/html/MenloPark16/MenloPark1668.html#16.68.030>. In addition, the Planning Division has prepared a handout summarizing the requirements for accessory buildings and structures (<http://menlopark.org/DocumentCenter/Home/View/239>). Further, accessory buildings and structures are required to adhere to the regulations of the zoning ordinance, such as floor area limit (FAL) and building coverage, which varies based on the specific Zoning District.

If a project has received a conditional use permit, variance, or other discretionary permit from the City, the applicant is strongly encouraged to provide written documentation demonstrating compliance with all of the conditions associated with the project.

### **Building Permit Plan Set Requirements (Accessory Buildings and Structures)**

The following number and sizes of plan sets are required for a complete building permit submittal:

- Three (3) full size sets of plans; and
- Five (5) 8 1/2"x11" copies of the Site plan and Elevations.

A complete set of plans includes the following:

- |  |                                       |   |
|--|---------------------------------------|---|
| • Site Plan                                    | • Exterior Elevations                 | • Mechanical Plan                                     |
| • Boundary and Topographic Survey <sup>1</sup> | • Building Sections                   | • Electrical Plan                                     |
| • Floor Plan(s)                                | • Structural Plan                     | • Plumbing Plan                                       |
| • Square Footage Diagrams <sup>2</sup>         | • Cal Green Compliance Plans          | • Water Efficient Landscape (WELO) Plans <sup>3</sup> |
| • Roof Plan                                    | • Energy Code Compliance Calculations |   |

1. To determine if applicable, please see the Planning Division's *Boundary and Topographic Survey Requirements* (<http://menlopark.org/DocumentCenter/Home/View/246>) and *Boundary and Topographic Survey Submittal Criteria* (<http://menlopark.org/DocumentCenter/Home/View/7812>).
2. See the Planning Division's *Floor Area and Building Coverage Diagrams* (<http://menlopark.org/DocumentCenter/Home/View/5152>).
3. To determine if applicable, please see the Engineering Division's *Guidelines for Single Family Homes* (<http://menlopark.org/DocumentCenter/View/1313>) and *Checklist for Engineering Submittals* (<http://www.menlopark.org/DocumentCenter/View/5653>).

### **Additional Required Documents for a Building Permit Submittal**

- One (1) copy of the *Menlo Park Building Permit Application* (<http://www.menlopark.org/DocumentCenter/Home/View/103>);
- Three (3) copies of the Structural Engineer's Calculations;
- Three (3) copies of a Geotechnical Investigation (if the project is located west of Alameda De Las Pulgas or includes the construction of, or addition to, a basement);
- Two (2) copies of an Arborist Report (Required if there are heritage trees in the vicinity of the proposed construction);
- One (1) copy of the FEMA Substantial Improvement Determination Worksheet if the project is located in Flood Zones A, AE, AH, AO. Please review the *Flood Plain Construction Webpage* (<http://www.menlopark.org/199/Flood-Plain-Construction>) for more information;
- One (1) copy of the *Impervious Area Worksheet* (<http://www.menlopark.org/DocumentCenter/View/3742>), if applicable;
- One (1) copy of the applicable Water Efficient Landscape Ordinance (WELO) compliance documentation. Please see the *Water Efficient Landscape Ordinance Webpage* (<http://www.menlopark.org/361/Water-Efficient-Landscaping-Ordinance>); and
- One (1) copy of the Engineering Division's *Checklist For Engineering Submittals* (<http://www.menlopark.org/DocumentCenter/View/5653>),

### **Menlo Park Fire Protection District Review (MPFPD)**

Depending on the scope of work for proposed residential projects, the Menlo Park Fire Protection District (MPFPD) may require submittal for a permit, plan review, and inspection. Please contact them directly for submittal and inspection information at [www.menlofire.org](http://www.menlofire.org) or at (650) 688-8400.

The MPFPD is a separate and independent entity from the City of Menlo Park. It is responsibility of the applicant or applicant's representative to coordinate the submittal, review, approval and inspection for Fire Code related work with the MPFPD. Please be aware, a Building permit from the City of Menlo Park will not be issued until the MPFPD has approved the project if they require a permit.