

PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT TECHNICAL POLICY

POLICY NO.: Technical Policy, TECH-011

EFFECTIVE DATE: March 3, 2009

POLICY NAME: Permitting Requirements for Accessory Structures

PURPOSE: The purpose of this policy is to establish minimum criteria for applicability of the Floodplain and Erosion Hazard Management Ordinance (Ordinance) to accessory structures.

BACKGROUND:

Chapter 16.04.020 of the Ordinance provides the District the authority to regulate all structures which may divert, retard or obstruct flood water and threaten public health and safety. The Ordinance also requires a floodplain use permit (FPUP) for all structures within a floodplain and to establish appropriate flood protection for said structures. The Ordinance places no lower limit on the size of the structure or the monetary value of the structure subject to the Ordinance.

However, accessory structures such as sheds are often small enough that it is not practical to require property owners to obtain an FPUP for the structure. Furthermore, given the availability of such structures in kit form from hardware stores, it is unreasonable for property owners to expect such structures would require an FPUP. As a result, it is prudent to establish a minimum threshold, above which an FPUP for the structure would be required. All structures are required to conform to the Ordinance; however, only structures above this threshold will be required to obtain an FPUP.

Since the monetary value of an accessory structure is difficult to verify, especially for existing accessory structures, a more concrete criteria is the area or square footage of the structure. The International Building Code, administered locally through the Building Safety Office of the Pima County Development Services Department, establishes a permitting requirement for structures that are 200 square feet or larger. This threshold is applied in a similar fashion in that structures less than 200 square feet are subject to the Building Code, but review and permitting is not required. If structures less than 200 square feet are determined by the Chief Building Official to be improperly constructed, compliance enforcement can be initiated.

Chapter 16.20.040B.6.a gives the District the authority to require structures to be anchored to resist flotation and lateral movement.

POLICY:

All structures must be constructed in compliance with the Ordinance considering the flood and erosion hazards identified on the property at the time of construction. However, an FPUP is required only if the structure is 200 square feet or larger or if a structure less than 200 square feet in size is either located within an erosion hazard area or is found to be otherwise non-compliant with the Ordinance. No structures of any size may be placed within a floodway unless an engineering analysis performed by an Arizona registered civil engineer is submitted to and approved by the District.

In order to comply with the elevation requirements of the Ordinance, all accessory structures, no matter the size or cost, shall be elevated to the Regulatory Flood Elevation (RFE) unless the structure is used solely for the parking of vehicles, building access, or limited storage. These accessory structures may be flood-vented and flood-proofed in accordance with Technical Policies TECH-021 and TECH-022 in lieu of elevation of the

