



CITY *of* CLOVIS

BUILDING DEPARTMENT

1033 FIFTH STREET • CLOVIS, CA 93612

SHED REQUIREMENTS

Sheds up to 120 square feet:

1. A building permit shall not be required for sheds up to 120 square feet. The shed's structure is still required to meet the requirements of the California Residential Code or the California Building Code.

If utilities (Plumbing, Mechanical, or Electrical) are installed in or on the shed, a building permit shall be required for these types of improvements. At the first inspection, the building inspector will inspect to verify the structure is not substandard. If it is, it will be necessary to bring the shed up to minimum code compliance.

Adding any Utilities to a shed does not change the occupancy to habitable or livable space.

2. Detached accessory structures (shed) of light-frame construction such as storage sheds without utilities in residential zones for private use, can be set on pressure treated skids and shall be anchored with approved methods.

Shed greater than 120 square feet:

1. A building permit is required.
2. The structure is required to be on a permanent foundation.

Permit and Plan Requirements:

Minimum plan submittals for permits shall include the following if applicable.

1. Building Permit Application.
2. Site Plan – Engineer Scale.
3. Floor plan, Floor framing plan, Electric floor plan, Roof framing plan, Foundation plan with details, and Cross-section plan. All plans shall be scaled to 1/4" = 1 foot.
4. Solar (PV): electrical equipment list with specifications and installation instructions, such as panel boards, disconnects, switches, inverters, and solar panels. Provide 1 or 3 line schematic, calculation, assembly roof mounting specifications, and details.
5. Title-24 may be required, which shall include energy and any Title-24 calculations (CF1R forms).