



PINAL COUNTY  
wide open opportunity

REGULATIONS GOVERNING

# Additions & Detached Structures

PINAL COUNTY BUILDING SAFETY DEPARTMENT  
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[www.pinalcountyz.gov](http://www.pinalcountyz.gov)

INFORMATION  
BULLETIN

## 012

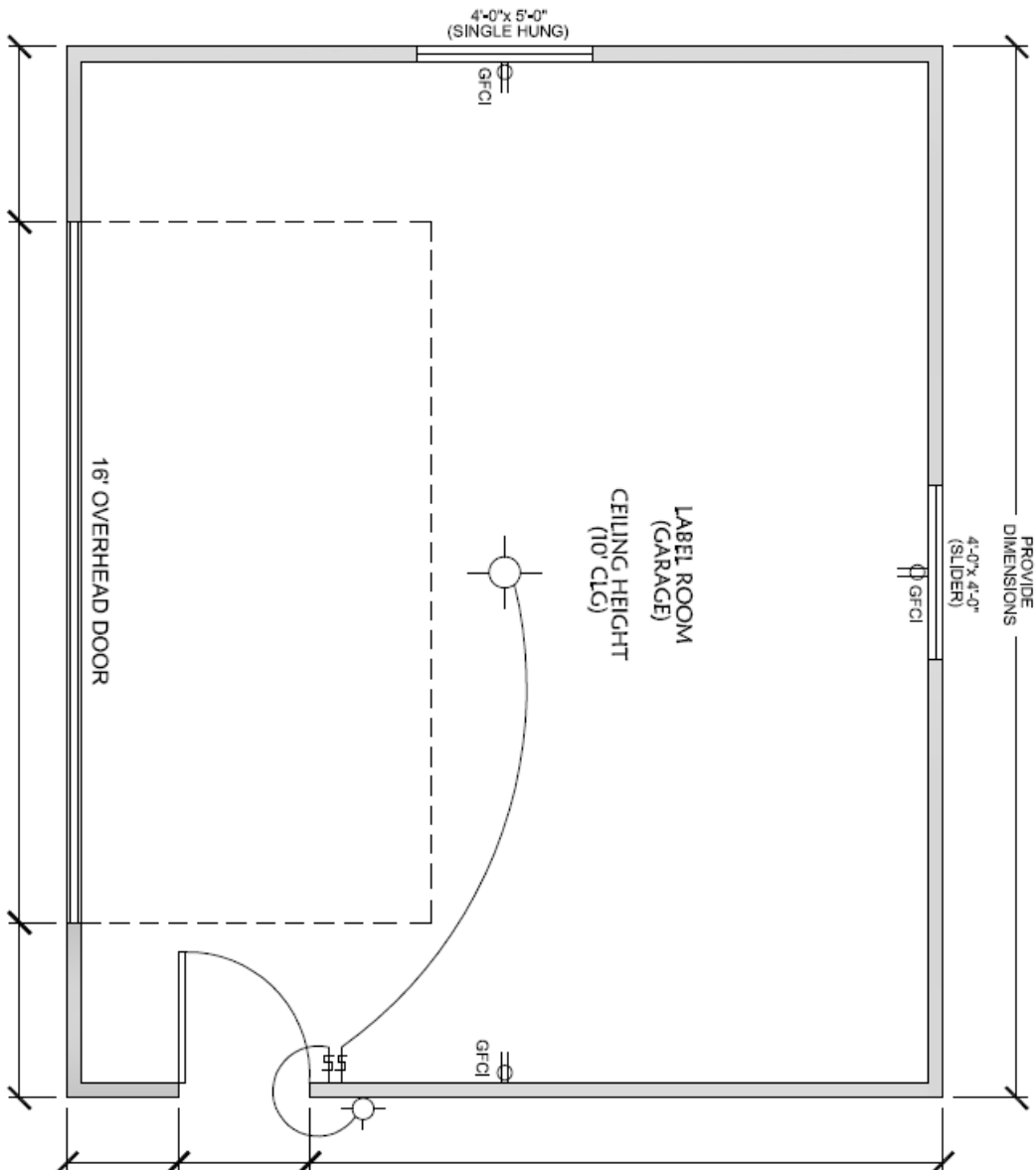
November 2010

This handout is provided to assist you in drawing your plans to add to an existing building or build a detached structure. An example of a detached structure is a garage, shop, store room or similar building. You may use some of the sample drawings included in this bulletin for your submittal drawings if they are close to what your project is. All other samples and notes are for suggestion and assistance in your drawings. Larger structures or buildings to be used for human occupancy, such as a guest house, must have plans drawn in much more detail than this handout is prepared to offer. If you plan to add to a mobile home, a factory built building or a park model, there are special requirements that must be followed. Any floor and/ or roof structure must be supported from the ground, not from the mobile, factory built building or park model. Please keep that in mind while making your plans and drawings.

**Two sets of plans are required at time of submittal along with the completed Building Permit Application. Please see attached drawings and notes for more information.**

You can also refer to Bulletin 003, *Permit Exemptions*, and Bulletin 004, *Permit Submittal Requirements*, for more information. If you need further assistance, please feel free to give us a call at (520) 866-6405. GOOD LUCK with your project!

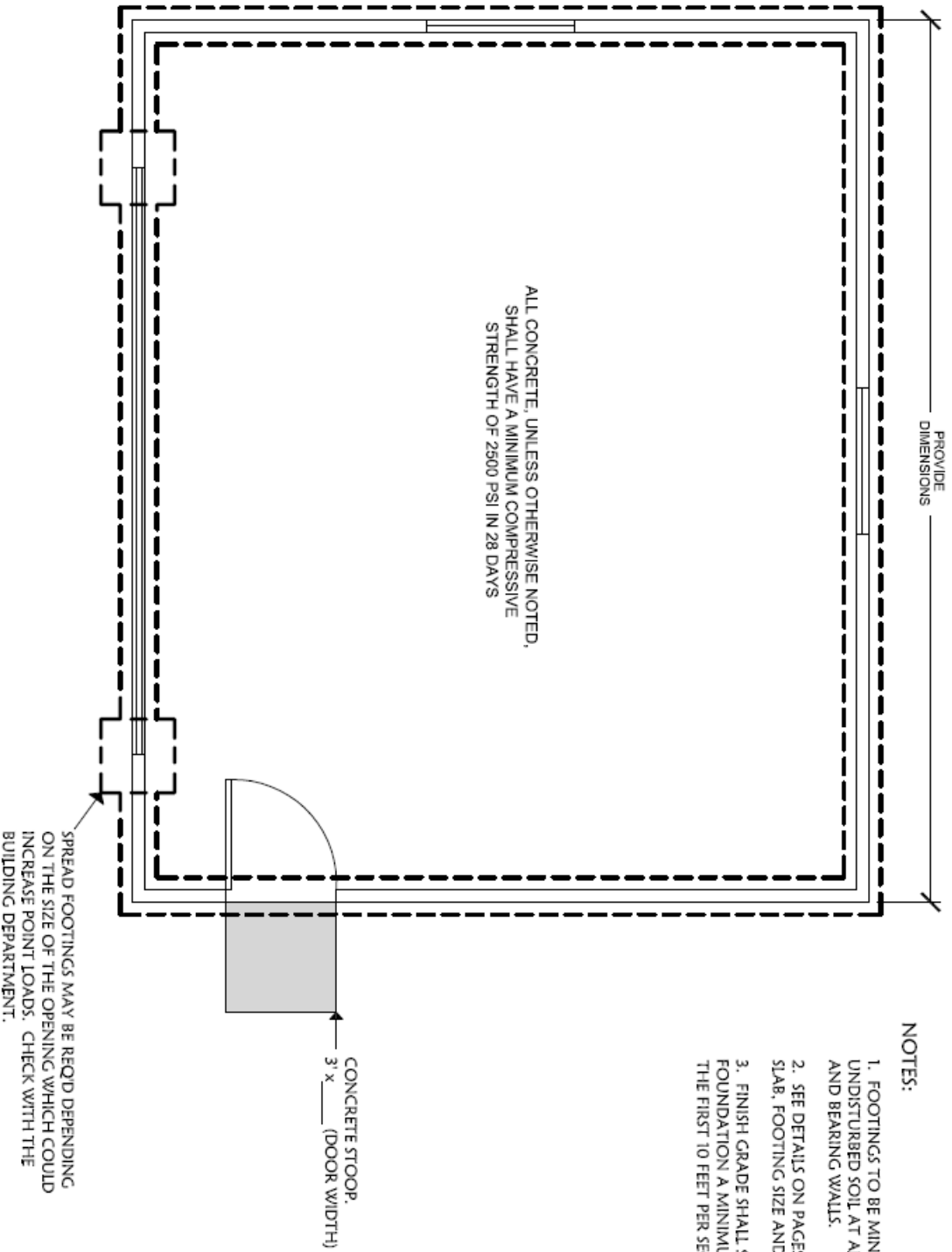
## SAMPLE FLOOR PLAN



## NOTES:

1. IF YOUR PROJECT IS AN ADDITION, SHOW ADJACENT ROOM(S), WITH WINDOWS, ON EXISTING HOUSE.
2. ADDITIONS AND DETACHED STRUCTURES WITH A TOP PLATE GREATER THAN 10 FEET MAY REQUIRE A LATERAL ANALYSIS PREPARED BY AN ARIZONA REGISTERED ENGINEER.
3. ADDITION AND/OR DETACHED STRUCTURES SHALL MEET THE MINIMUM WALL BRACING REQS PER SEC. R602.10 (2006 IRC) SEE PAGE 8 FOR EXAMPLES OF BRACED AND ALTERNATE BRACED WALLS.
4. PROVIDE A WALL SECTION. SEE PAGE 7 FOR AN EXAMPLE.
5. PROVIDE BUILDING ELEVATIONS. SEE PAGE 9 FOR AN EXAMPLE.
6. PROVIDE LOCATION OF ELECTRIC PANEL ON PLAN.

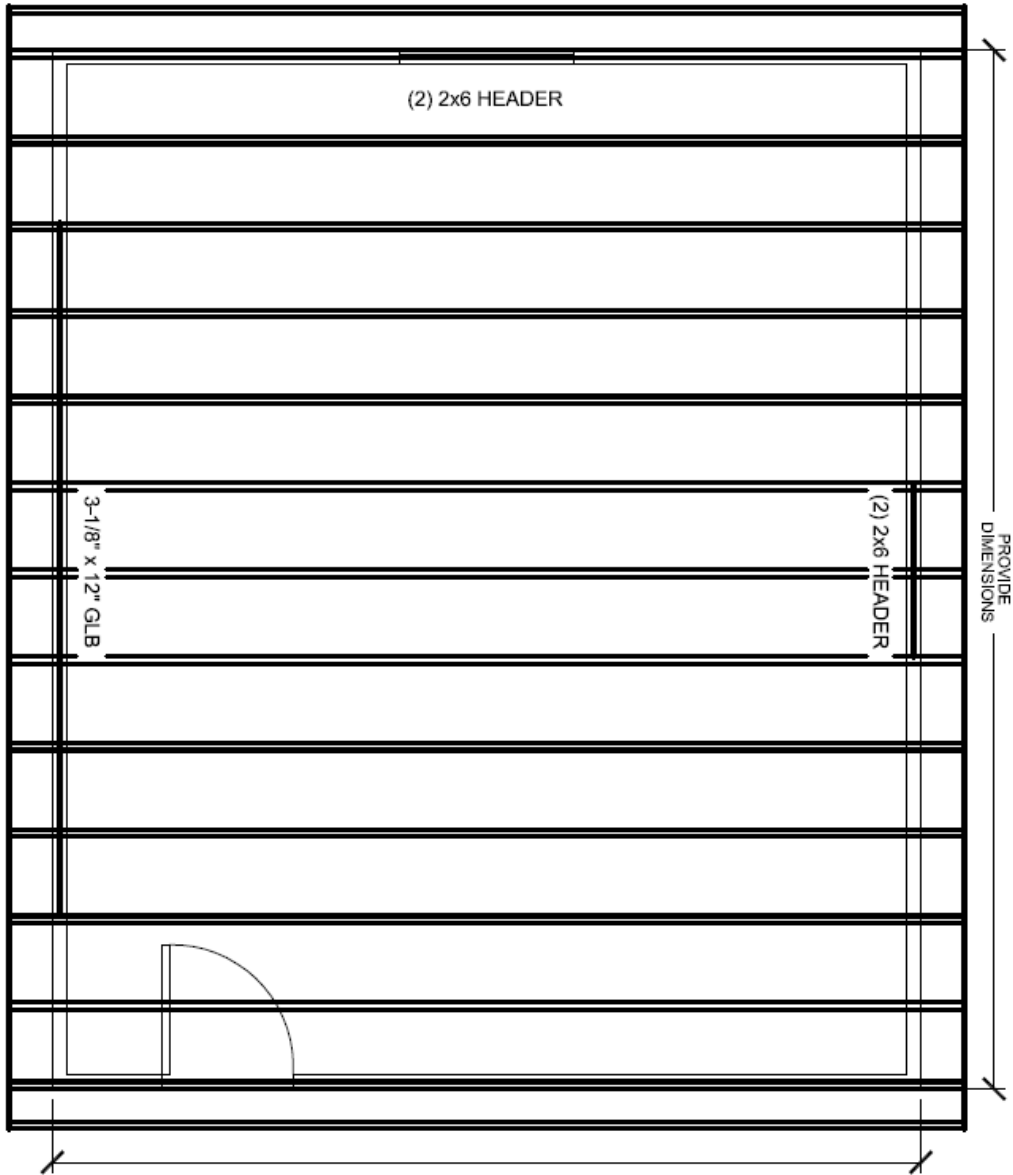
# SAMPLE FOUNDATION PLAN



## NOTES:

1. FOOTINGS TO BE MINIMUM 12" INTO UNDISTURBED SOIL AT ALL EXTERIOR AND BEARING WALLS.
2. SEE DETAILS ON PAGES 5 AND 7 FOR STEM, SLAB, FOOTING SIZE AND REINFORCEMENT.
3. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6" WITHIN THE FIRST 10 FEET PER SEC. R401.3 (2006 IRC)

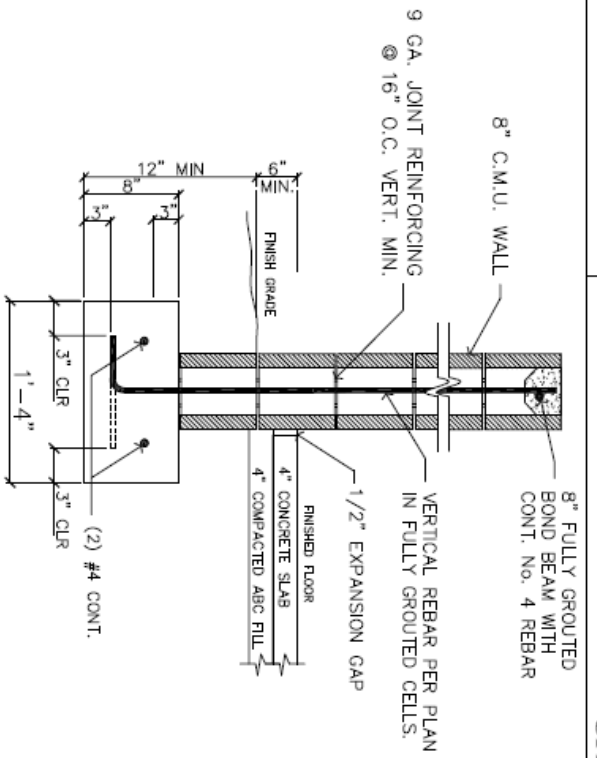
### SAMPLE ROOF FRAMING PLAN



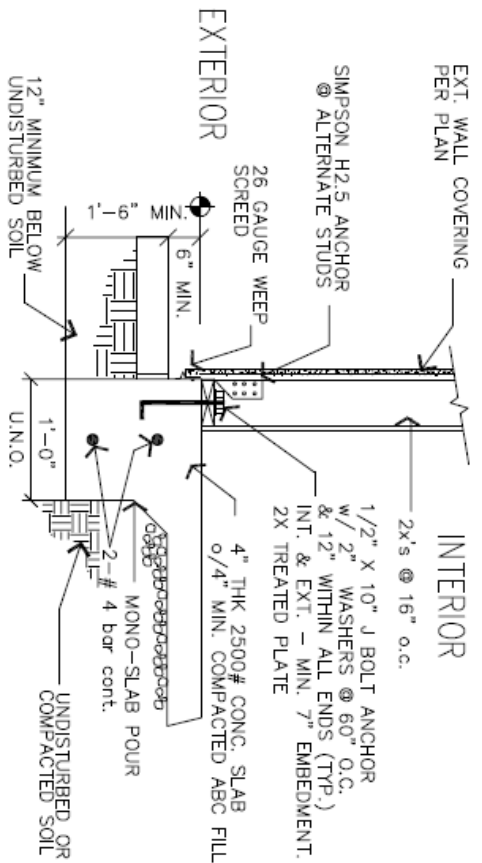
PROVIDE DIMENSIONS

**NOTES:**

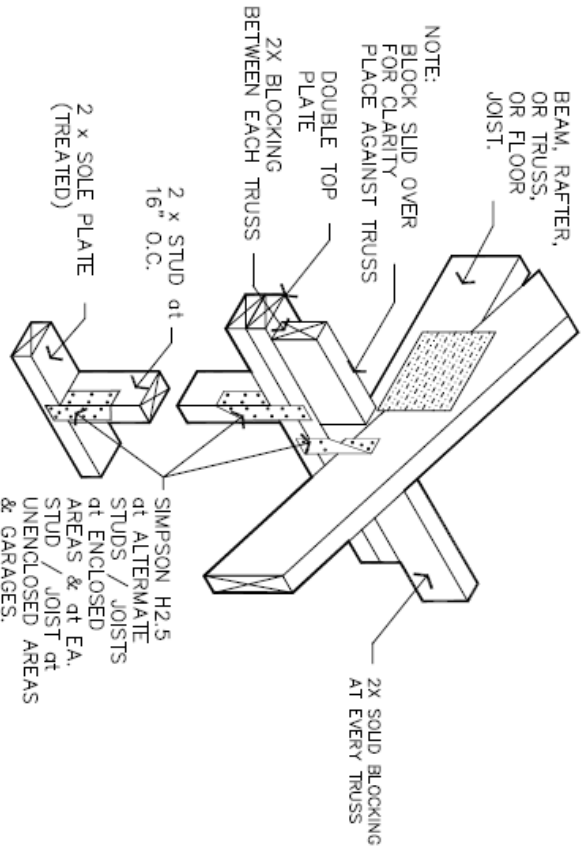
1. ALL TRUSSES SHALL BE DESIGNED BY AN ARIZONA REGISTERED ENGINEER. PROVIDE ENGINEERED DRAWINGS AND CALCS AT JOBSITE FOR INSPECTION.
2. IF YOUR PROJECT IS AN ADDITION, SHOW ROOF FRAMING AND ATTACHMENT(S) TO EXISTING STRUCTURE.
3. IF USING RAFTERS, SPECIFY SIZE AND SPACING. (INCLUDE RIDGE AND COLLAR TIE DETAIL IF ANY)
4. SEE WALL SECTION ON PAGE 7 FOR ADDITIONAL MINIMUM REQUIREMENTS.
5. PROVIDE ATTIC VENTILATION CALCS.
6. IF USING A FLAT ROOF SYSTEM, SHOW CRICKETS AND SCUPPERS IF APPLICABLE.
7. PROVIDE HEADER / BEAM SCHEDULE OR LIST THEM ON THE PLAN AS SHOWN ON THIS EXAMPLE.



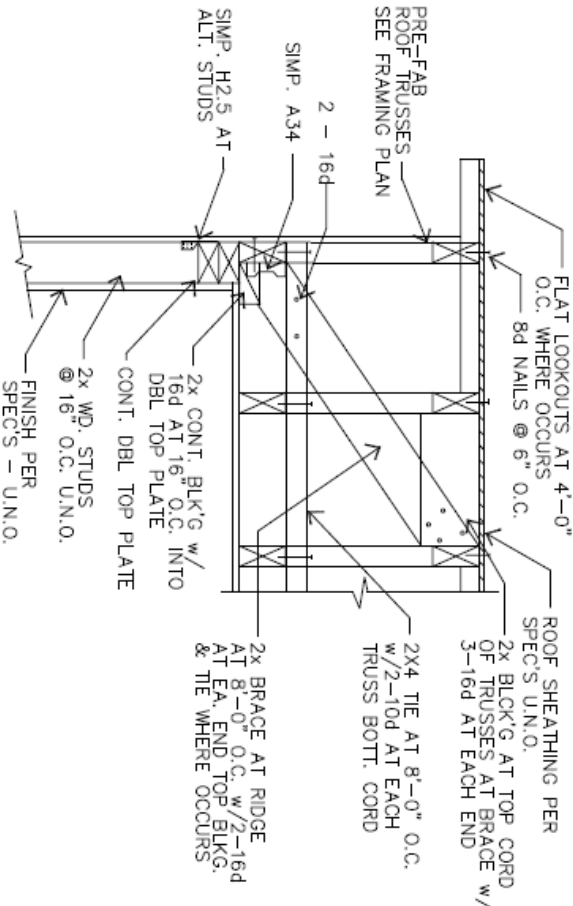
CMU WALL @ STEM FOOTING



EXT. BEARING WALL MONO FOOTING

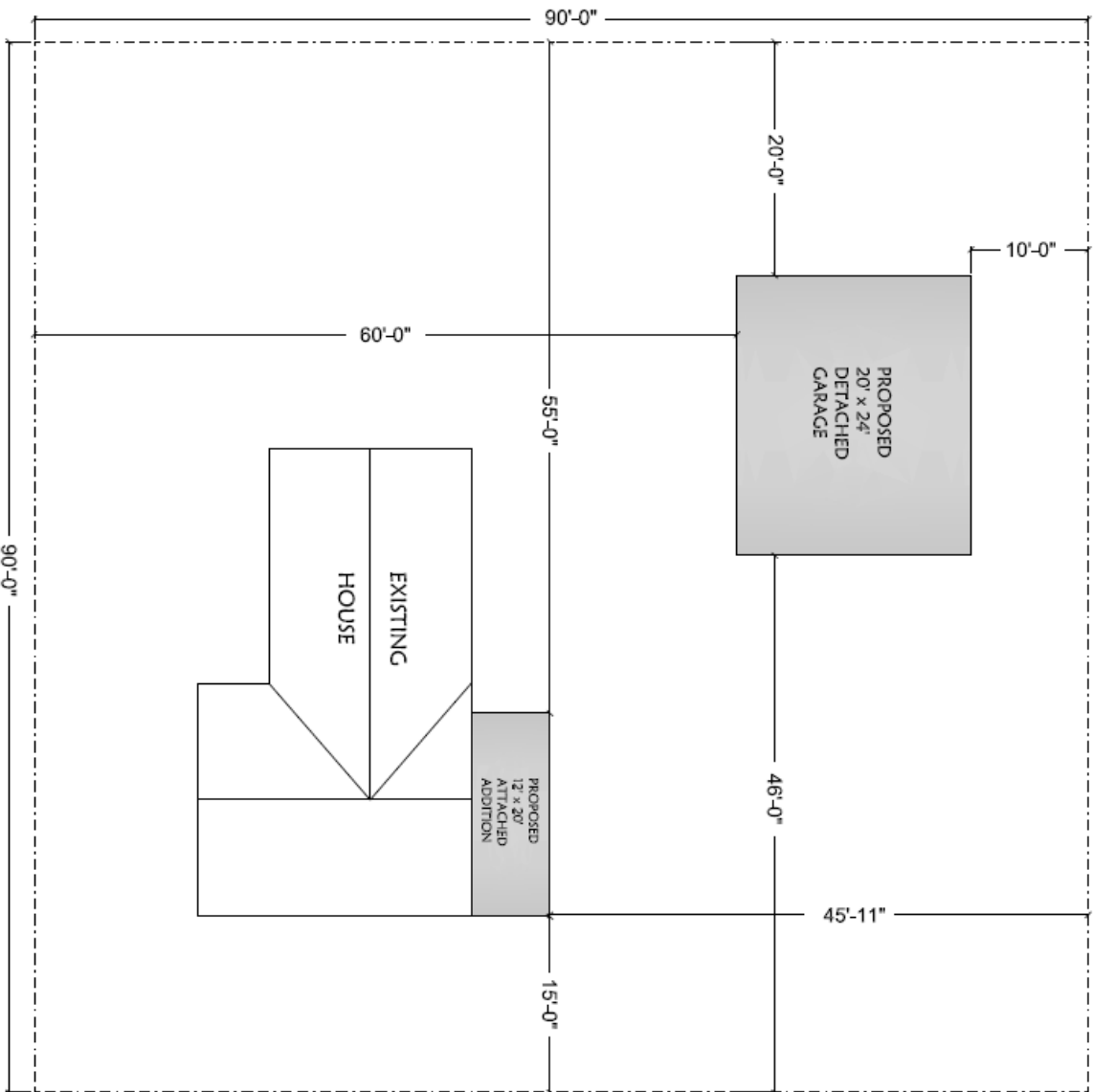


TRUSS TO PLATE



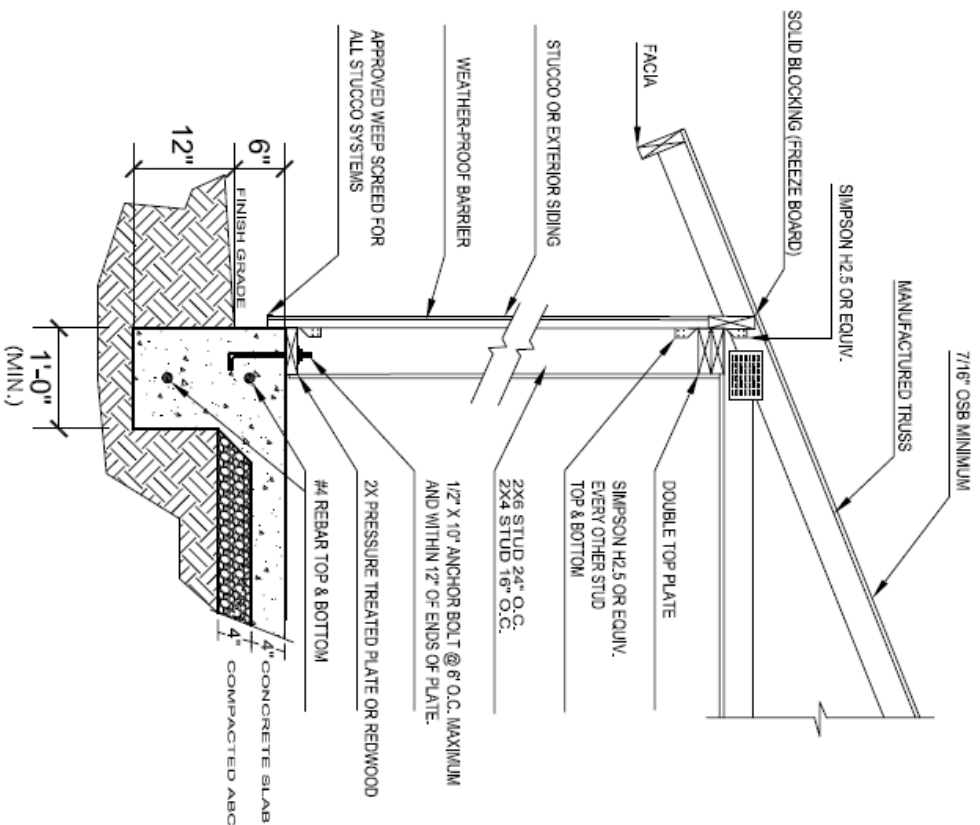
GABLE ENDWALL TRUSS

### SAMPLE SITE PLAN

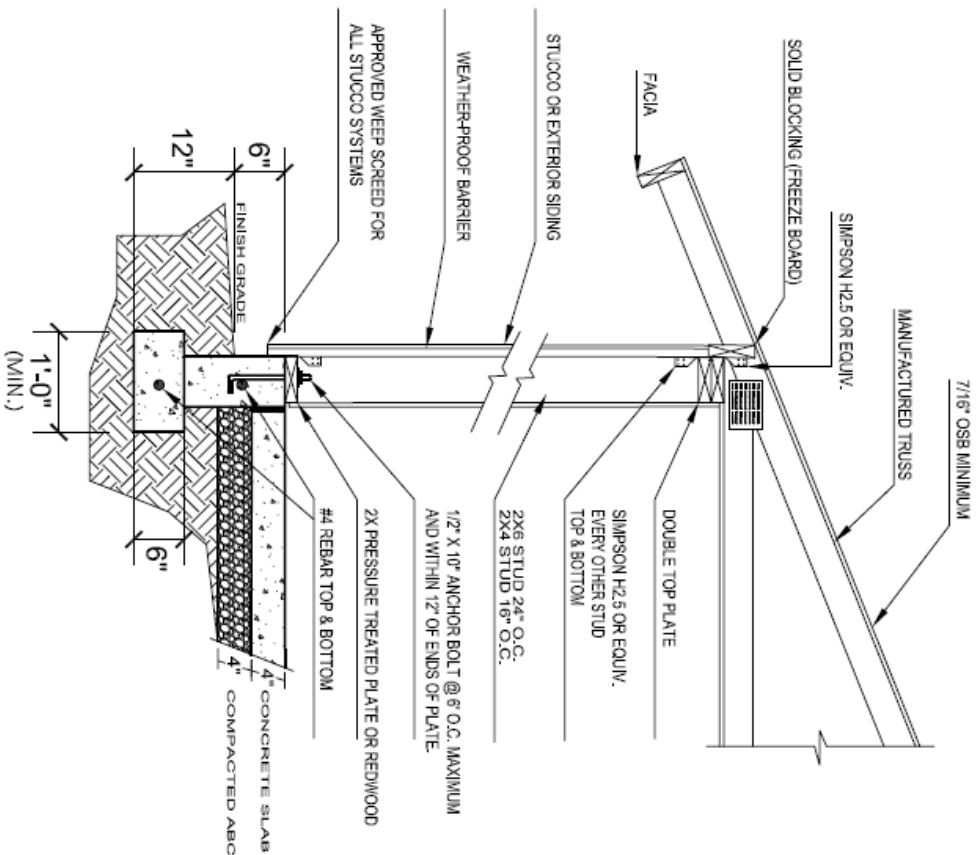


NOTES:  
1. SITE PLAN SHALL COMPLY WITH ZONING. CONTACT PLANNING AND DEVELOPMENT FOR A LIST OF THEIR SETBACK REQUIREMENTS (520) 866-6442.

### SAMPLE WALL SECTION

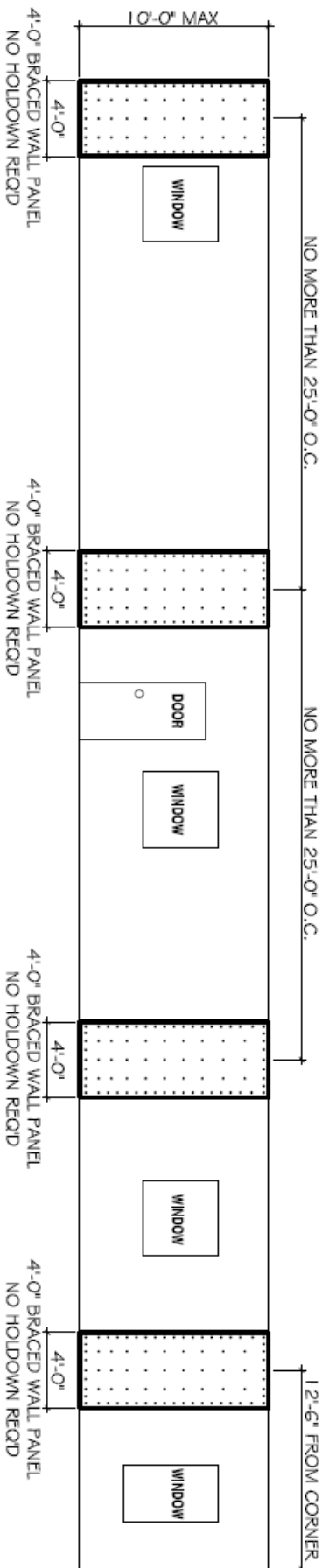


WALL WITH MONO FOOTING



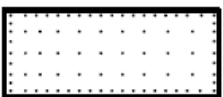
WALL WITH FOOTING & STEM

**EXAMPLES OF BRACED PANELS FOR  
CONVENTIONAL LIGHT FRAMED HOMES**  
ONE STORY WITH 4 FOOT PANELS

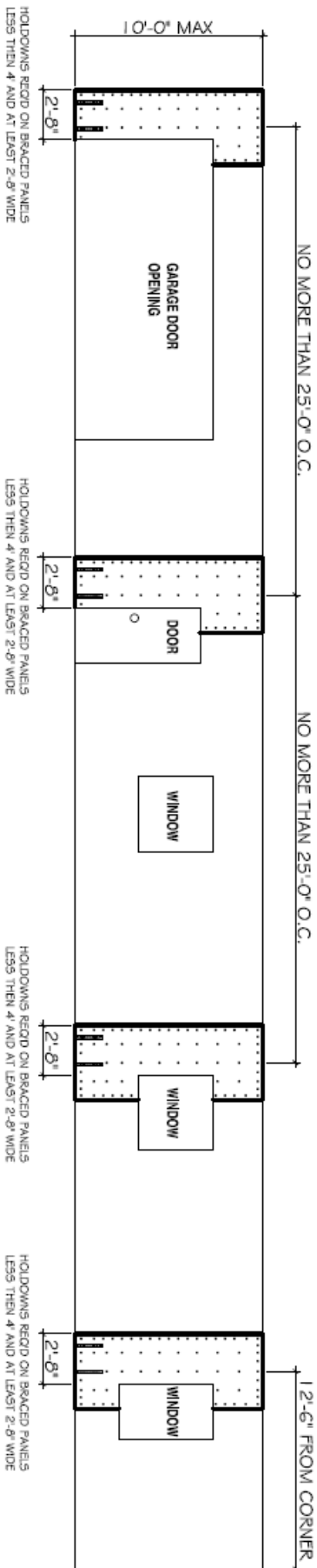


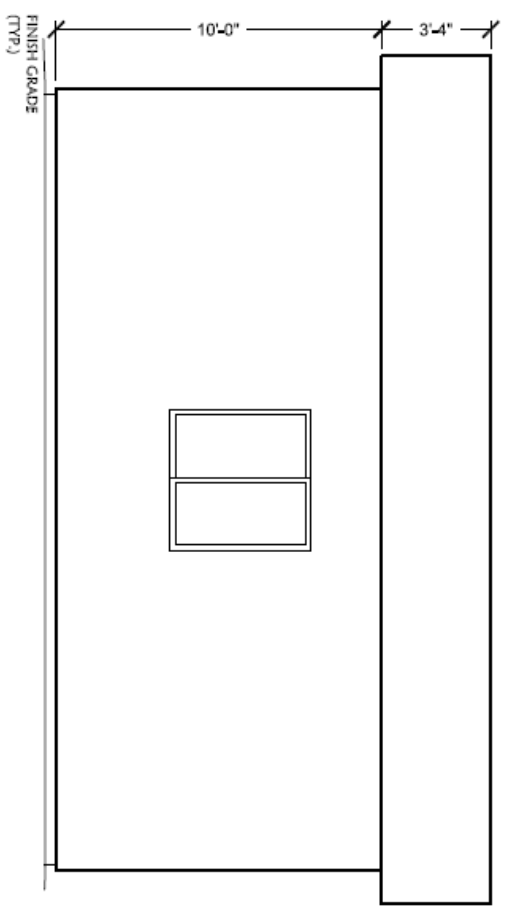
**SIMPSON HOLDOWN STRHS OR EQUAL**

**EXAMPLES OF ALTERNATE BRACED  
WALL PANELS WITH HOLDOWNS**  
ONE STORY WITH BRACED PANELS LESS THAN  
4 FEET BUT AT LEAST 2 FEET 8 INCHES WIDE

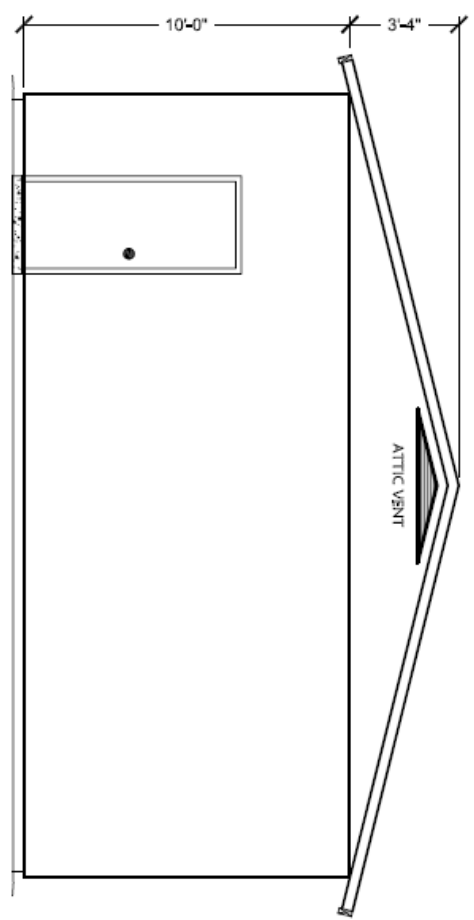


**MIN. 3/8" SHEATHING**

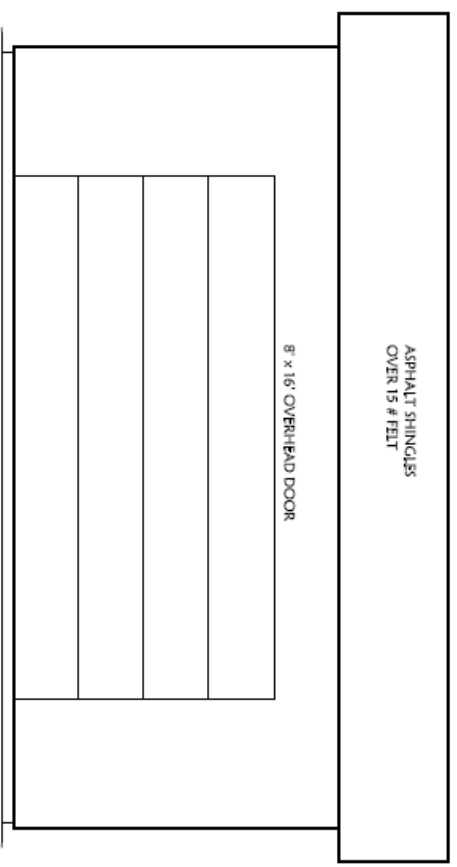




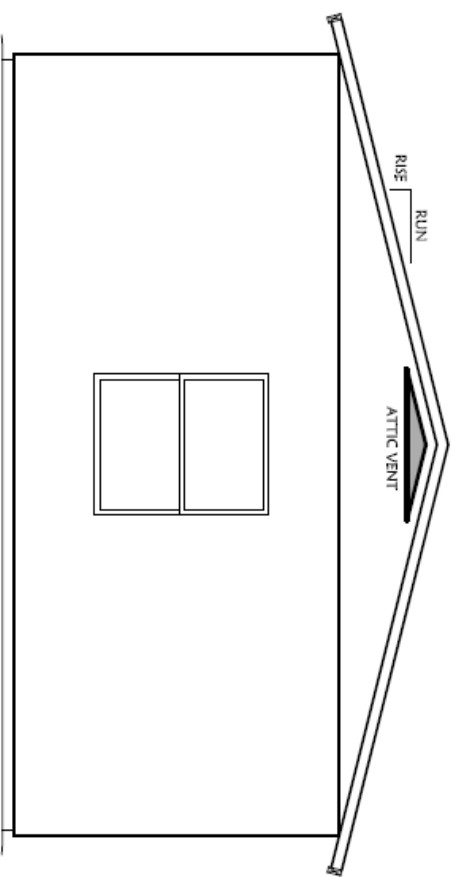
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION