



CITY OF MESA
DEVELOPMENT SERVICES
STORAGE SHED REQUIREMENTS
FOR RV/PARK MODEL OR MANUFACTURED HOMES

PROJECT STREET ADDRESS: _____

PERMIT # _____

THIS CHECKLIST CAN BE USED AS A GUIDE WHEN REVIEWING PLANS FOR A SHED. THESE COMMENTS CAN BE CUT AND PASTED INTO YOUR ELECTRONIC DOCUMENT REVIEW. **NOTE: ALL REFERENCES WERE TAKEN FROM THE 2018 MESA RESIDENTIAL CODE. NOTE: THIS IS TO BE USED AS A GUIDE AND NOT AS A COMPLETE COMPREHENSIVE LIST. ADDITIONAL ITEMS THAT ARE NOT INCLUDED ON THIS LIST MAY BE IDENTIFIED DURING THE REVIEW PROCESS.**

General:

- _____ 1. If any sheets are sealed by an Arizona Registrant, the seal and signature must be legible, current and include the registrant's expiration date.
- _____ 2. Provide park approval or Homeowners Association approval. Approval is required prior to issuance of City Permit.
- _____ 3. Provide a valuation for the project, including cost of materials and labor.
- _____ 4. Flood Plain Certification from Maricopa County Flood Control District is required for properties located within a designated flood zone.
- _____ 5. Construction of storage sheds shall comply with any existing variances, Special Use Permits, Zoning cases or other modifications to Chapter 34 of the Zoning Ordinance on file for the park. These approvals are park specific and not transferrable from one park to another.
- _____ 6. Maximum size of storage shed may not exceed 120 square feet in a RV park or 150 square feet in a manufactured home park. Maximum height shall not exceed 10 feet above finished floor. Storage shed may be attached to patio enclosure or under an awning. If detached, it must be located in rear ¼ of space with a minimum separation of 6 feet from park model or any structure attached to the park model.

Site Plan:

- _____ 7. Provide a fully dimensioned site plan. Include all existing and proposed structures with their specific use identified (RV, park model, awnings, sheds etc.). Include lot dimensions, setback dimensions from all existing structures to all property lines, location of electrical pedestal with dimensions to structures and all proposed structures with dimensions to property lines and existing structures.

- _____ 8. Clearly label and dimension the required parking space. A minimum of 1 space measuring 9' X 18' is required. Also identify driveway location and materials. Paved parking is required in RV parks and subdivisions.
- _____ 9. Show on the site plan the location of any natural gas meter or LP tanks.

Floor Plan:

- _____ 10. Provide a dimensioned floor plan of the proposed shed. Show location of any proposed laundry appliances, bathroom facilities (toilet, sink or shower), doors and windows.
- _____ 11. Identify electrical, plumbing and/or mechanical installations on the floor plan of the proposed storage shed. Include the location of the electrical sub-panel and any underground electric or plumbing.
- _____ 12. If no utilities are being installed, provide a note on the floor plan stating, "No Utilities Included".

Framing Plans:

- _____ 13. Provide a typical wall section detail. Identify size and span of vertical studs and connections to sill plate and top plate. A double top plate is required if walls are built under a conventional roof system. Also include header sizes over all openings and show king studs and trimmers. Wall framing shall comply with R602.
- _____ 14. Show attachment to concrete (red heads @ 48" o/c, shot pins @ 32" o/c).
- _____ 15. Enclosure is to be a self-supported structure. Bearing on park model or RV or any structural connection to an awning is prohibited. Attachment may be for weatherproofing only.
- _____ 16. All roof materials shall be lightweight aluminum or other non-combustible material. Conventional roof framing may be used when a minimum of 6 feet of clearance is provided to any adjacent structures and is completely self-supported.
- _____ 17. Conventionally framed roof systems are only permitted when the storage shed is a minimum of 6 feet from any other structure and freestanding.
- _____ 18. Provide a roof framing plan identifying rafter/ceiling joist size and span. Show attachment to walls, roof sheathing, ceiling board, headers, beams, etc.
- _____ 19. When the shed is permitted to be constructed with less than 6' separation from the lot line, the shed wall less than 6' from the lot line shall be a 1-hour fire rated wall. Provide a construction wall detail section showing how the 1-hour fire rating will be provided per R302.

Electrical/Plumbing/Mechanical

- _____ 20. If no electric, plumbing or mechanical systems are being installed, please provide a note on the plans stating, "No Electric, No Plumbing, No Mechanical"
- _____ 21. Electrical power for the enclosure or storage shed and for the a/c-heat must come directly from the pedestal.
- _____ 22. Show the location of all new or existing electrical outlets in the storage shed. Identify these outlets as GFCI protected. 15- and 20-amp receptacles must be tamper-resistant

except receptacles more than 5.5 feet above the floor, are part of a luminaire or appliance and dedicated receptacles for cord and plug connected appliances that are not easily movable. E3901, E3902

- _____ 23. Exterior outlets must be protected from the weather. E4002.8 through 4002.10.
- _____ 24. Show the location of the electrical subpanel. New subpanels are to have a minimum of 2 wires plus ground and an isolated neutral. Subpanels cannot be located in a bathroom or closet. Subpanels must have a minimum of 36" clear space in front of the panel. E3405.2
- _____ 25. Show location of all existing or proposed light fixtures including switch locations. Provide a light at the exterior of all doors. E3903
- _____ 26. All electrical boxes in a 1-hour fire rated wall must be 1-hour fire rated, steel, or listed plastic. E3906
- _____ 27. All interior metallic piping in enclosure and/or shed shall be bonded. E3609
- _____ 28. Water closets shall be located in a clear space not less than 30" wide (15" from center of water closet on each side). Provide a minimum of 21" clear space in front of the water closet. P2705.1 #5
- _____ 29. Washer drains to be a minimum of 1 1/2" with 2" trap and an 18" – 42" stand pipe. P2703, P2706.1.2 and P3201.7
- _____ 30. Provide a pressure balance or thermostatic mixing valve type control valve for all shower and tub-shower combinations. P2708.6
- _____ 31. Soil vent termination shall extend through the roof a minimum of 6" and painted with a water base paint. P3103.1.1
- _____ 32. Provide a vacuum breaker at all hose bib locations. P2902.3
- _____ 33. Provide ventilation in the bathroom by means of an openable window or installation of a mechanical exhaust fan. M1505.2
- _____ 34. Dryers shall vent directly to the outside. The termination cap/back draft damper on a dryer must be at least 12.5 square inches. M1502.3 & M1502.3.1
- _____ 35. If any appliances are served by natural gas or LP gas, please identify them as such and show combustion air openings and venting. IRC Chapter 24