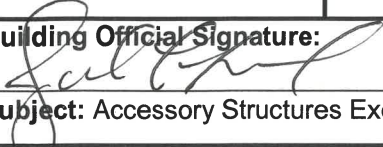
	<b>Land Use Services Building and Safety Division Information Bulletin</b>	<b>Number:</b> IB-0008
		<b>Code References:</b> 2001 CBC Section 1806.3 (Exception 1) 2019 CBC 2019 CRC
<b>Building Official Signature:</b> 	Jack Leonard, PE, CBO	<b>Original Effective Date:</b> October 23, 2008
<b>Subject:</b> Accessory Structures Exempt From Concrete Foundations		<b>Updated:</b> January 1, 2020

## 1.0 PURPOSE

The purpose of this Information Bulletin is to specify cases where certain accessory structures are exempt from concrete foundations.

## 2.0 HISTORY

Original Effective Date: October 23, 2008; Updated: January 1, 2020

## 3.0 POLICY/PROCEDURE

### Code References

- A. The 2001 California Building Code (CBC) Section 1806.3 (Exception 1) allowed a single story wood (or metal) framed accessory building not being used for human occupancy, and less than 400 square feet, to be constructed with walls supported on a treated wood foundation plate when approved by the Building Official. This former code section allowed relatively small storage buildings to be economically constructed to serve low hazard storage occupancies.
- B. California Building Code (CBC) Section 104.11 and California Residential Code (CRC) Section 1.8.7 allows for alternate materials and methods of construction, therefore the following acceptance criteria shall apply to the above described accessory buildings:

### Acceptance Criteria

1. The treated wood foundation plate in direct contact with the earth may be that ordinarily permitted for direct contact with a concrete or masonry slab.
2. The minimum height from finish floor to grade shall not be less than 8 inches.
3. Underfloor access openings, clearance, or ventilation requirements shall not apply.
4. For wood frame buildings, anchor bolts and hold downs are not required if braced wall panels are at least 32" wide and located at each corner of each wall, and at least 25% of the entire length of each wall is solidly sheathed. Nailing shall be per CBC Table 2304.10.1 or CRC Table 602.3 (1).
5. Metal buildings shall be anchored by manufacturer's installation instructions or designed by a California registered engineer.
6. Note on the drawings; "Not Approved for Human Occupancy."
7. No electrical, plumbing, heating or air conditioning allowed.

All other applicable requirements including zoning, setbacks, fire safety overlay, flood area, primary structure and neighborhood compatibility, and position on the lot are to remain the same.