Detached Garage/Storage Shed Details
This information covers the basic requirements for a detached (non habitable) accessory structure for single-family residential lot. A building permit is required for the construction of a detached accessory building, used as a tool or storage shed that exceeds 200 square feet of projected floor area. Any electrical or plumbing that is run to the accessory structure requires a permit regardless of the buildings size. This should not be considered as a complete list of code requirements. Inspections must be passed before the work is considered completed by the City of Scottsdale.

A. DEFINITIONS
   1. Accessory building shall mean a building, the use of which is customarily incidental to that of the main building.

B. LOCATION
   NOTE: Any accessory building that is located less than 10 feet from the residence is considered an attached structure and must be designed accordingly. It must meet the setback requirements of the City of Scottsdale Zoning ordinance for the main residence. All setbacks are measured from the property lines to the face of the buildings. When measuring between buildings the distance is from face of structure to face of structure, the rooflines are allowed to overhang two feet into the area between the structures.
   - A detached accessory building must be a minimum of 10 feet from the main structure and 6 feet from any other structure on the lot.
   - Accessory buildings cannot be built in the required front or side yards, (see attached example)
   - Accessory buildings cannot be built in any easements that may be on your property, such as a public utility, equestrian or drainage easements. You may check with the City Records Department at 480-312-2356 for the location of any easements that may be on your property.
   - Accessory buildings that are 10 feet or less in height (to the highest point of the roof) may be 2 feet from the property line. NOTE: There are additional Building Code requirements that must be met for structures that are within 3 feet of a residential property line. If this will apply to your building, please call 480-312-7083 for additional Building Code information.
   - For every additional foot of building height over 10 feet you must add an additional foot of setback from the property lines. Example: A detached building 14-foot tall
would have to be 10 feet from the house, and 6 feet from the property lines (2’ for
the first 10’ and 4’ for the additional height).
- Accessory buildings used a garage or carport with access from an alley, shall not be
located closer than fifteen (15) feet to the centerline of the alley. An additional foot
of setback must be provided for each foot of building height above twelve (12) feet.
- Accessory structures cannot cover more that thirty (30%) percent of the rear yard

C. PERMIT AND PLAN REQUIREMENTS
- Plot plan—provide a plot plan (see attached example) showing the streets, property
lines, lot dimensions, location of the new and the existing structures on the lot and
the setback dimensions from property lines and structures. You may check with the
City Records Department (480-312-2356) to see if there is an existing site plan on
file for your property. If one is not available, you can get a copy of your
subdivision lot showing the lot dimensions and any easements that may be on your
property.
- Building plans—the attached building plans are for your use in constructing a
building that is eighteen (18) feet wide by twenty two (22) feet deep. You may not
use these details to construct a habitable structure or exceed the building dimensions
that are given. If these dimensions do not meet your needs then plans must be
designed and submitted for review and approval.

D. INSPECTION REQUIREMENTS
You will be provided an inspection card that will list and detail the required inspections.
The following list is for your information and may vary depending on what you will be
including in your building.
- A pre site inspection
- A lowest floor inspection (pad and slab height)
- An exterior footing inspection. NOTE: if providing electrical or plumbing you will
also need underground electrical, sewer and water line inspections
- A stem wall inspection
- A rough framing inspection NOTE: if you are providing electrical or plumbing to
the building you will also need rough electrical and plumbing inspections
- A roof deck, strap and shear inspection
- Wall board/drywall inspection (if being installed)
- Final inspections will be required by the Building, Site and Survey Inspection
Departments.

PHONE NUMBERS
Inspection Services  480-312-5750
Development Services-
Planning and Zoning Div.  480-312-2500
Automated Inspection
Request Line  480-312-5796

ABBREVIATIONS
W/N = WITHIN
O.C. = ONCENTER
PRESS. = PRESSURE TREATED
P.U.E. = PUBLIC UTILITY
EASEMENT
**SITE PLAN**

**DETACHED ACCESSORY BUILDING EXAMPLE ONLY**

ADDRESS:
APN: XXX-XX-XXXX
Q.S.: XX-XX
SUBDIVISION:
LOT #:
ZONING:
LOT AREA: 8,000 SQ FT
EXISTING:
    HOUSE: 1,367 SQ FT
PROPOSED:
    HOUSE: 1,367 SQ FT
    ACCESSORY BUILDING: 300 SQ FT

PLEASE NOTE:
- SITE PLAN MUST MATCH CONFIGURATION FOR YOUR LOT AND MUST BE SCALED
- DIMENSIONS OF PROPERTY AND EASEMENTS AVAILABLE FROM RECORDS DEPT. SHOW DIMENSIONS FROM PROPERTY LINES AND ALL EXISTING STRUCTURES, WALLS, AND SWIMMING POOLS
- SHOW LOCATION AND SIZE OF ALL DRAINAGE OPENING IN BLOCK WALLS

PROVIDE 3 COPIES OF SITE PLAN
SITE PLAN
**EXAMPLE ONLY**

ADDRESS:
APN: XXX-XX-XXXX
Q.S.: XX-XX
SUBDIVISION:
LOT #:
ZONING:
LOT AREA: 8,000 SQ FT
EXISTING:
HOUSE: 2,143.26 SQ FT
GARAGE: 443.29 SQ FT
PROPOSED:
PATIO: 284.05 SQ FT
WALL: 75 LN FT
ADDITION: 311.58 SQ FT

PLEASE NOTE:
- SITE PLAN MUST MATCH CONFIGURATION FOR YOUR LOT AND MUST BE SCALED
- IF PROPOSED WALL IS ON THE PROPERTY LINE, MUST PROVIDE NEIGHBORING PROPERTY OWNER'S WRITTEN AUTHORIZATION
- IF PROPOSED WALL IS IN A PUBLIC UTILITY EASEMENT, WRITTEN AUTHORIZATION IS REQUIRED FROM ALL UTILITY COMPANIES

PROVIDE 3 COPIES OF SITE PLAN

<table>
<thead>
<tr>
<th>Community Number</th>
<th>Panel Number</th>
<th>Panel Date</th>
<th>Suffix</th>
<th>FIRM Date</th>
<th>FIRM Zone</th>
<th>Base Flood Elevation (AO Zone, use depth)</th>
</tr>
</thead>
<tbody>
<tr>
<td>045012</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
18'x22' DETACHED FREESTANDING GARAGE / STORAGE SHED

FLOOR/FOUNDATION/FRAMING PLAN

NOT TO SCALE
NOTE! SPACE ABOVE ATTIC IS NOT TO BE USED FOR STORAGE

ROLLED ROOFING
1/2” CDX OR OSB
30# FELT

2 X 8 JOISTS (COLLAR TIES) @ 24” O.C.

ALL WOOD MATERIAL SHALL BE MIN. D.F. #2 OR BETTER

2X4 OR 2X6 STUD WALL STUDS SPACED @ 16” O.C.
EXTERIOR - T1-11 OR STUCCO SYSTEM

SECTION A-A
ABBREVIATIONS
PRESS. = PRESSURE TREATED
O.C. = ON CENTER
W/N = WITHIN

1. 2X4 OR 2X6 STUDS
2. 2X_ PLATE—FOUNDATION
   REDWOOD OR PRESS. TREATED
3. T1–11 OR STUCCO SYSTEM
   OVER MIN. 15# BUILDING PAPER(FELT)
4. WEEP SCREED @ STUCCO
   3/4" BELOW FIN.FL.
5. #4 CONT. TOP & BOTT.
6. 1/2" X 10" ANCHOR BOLT, 7" MIN. IMBED.
   @ 48" O.C. & W/N 12" OF PLATE ENDS
7. #4 @ 48" O.C.
   ALT. BEND
8. 2500 PSI CONCRETE
9. 4" COMPACTED ABC
10. H2.5 ALT. STUDS

A. STEM WALL FOOTING

B. MONOLITHIC FOOTING

D1—EXTERIOR WALL FOOTING DETAILS

NOT TO SCALE
NOTE! SPACE ABOVE ATTIC IS NOT TO BE USED FOR STORAGE

8d@6" O.C. BOUNDARY NAILING

ROOFING FELT PER MFR.

1/2 CDX PLY OR OSB

2 X 8 SOLID CONTINUOUS RIDGE

2 X 6 RAFTER

---

**RIDGE CONNECTIONS**

**A**

"SIMPSON" H2.5
(3) 16d

2 X BLOCKING @ EACH BAY W/ 3 16d TO PLATE

2X_DOUBLE TOP PLATES

T1-11 OR STUCCO SYSTEM

"SIMPSON" H25 EVERY OTHER STUD

1/2" CDX PLYWOOD OR OSB
ROOF SHEATHING W/ 8d's NAILED
6" O.C. EDGES
12" O.C. FIELD

2 X 6 RAFTERS @ 24" O.C.

OPTIONAL 1/2" GYPSUM BOARD

1" "BIRD'S MOUTH" CUT

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**EAVE CONNECTIONS**

**B**

2X4 OR 2X6 STUD WALL - STUDS @ 16" O.C.

**D2-FRAMING DETAILS**

NOT TO SCALE
BEAM TO FRAME
WALL CONNECTION

4x SAWN BEAM
APPROVED POST CAP
POST AND BEAM

4x SAWN BEAM
APPROVED END POST CAP
END POST AND BEAM

BEAM CONNECTIONS
TYPICAL WALL FRAMING

OPTIONAL LET-IN WALL BRACING.

Exterior walls of one story wood frame buildings shall be constructed with 2x4 or 2x6 studs spaced not more than 24" OC, supporting roof and ceiling only with maximum height of 10'.

The exterior side of all exterior walls shall be braced at each end of corners and every 25' maximum.

Where bracing let-in cannot be utilized due to openings, provide minimum 3/8" plywood sheathing from the corner to 4' beyond the wall opening or the next corner.
**Nailing Schedule**

Include the Nailing Schedule in the Final Plans.

<table>
<thead>
<tr>
<th>Building Elements</th>
<th># and Type of Fastener</th>
<th>Spacing of Fasteners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joist to sill or girder, toe nail</td>
<td>3-8d</td>
<td></td>
</tr>
<tr>
<td>Sole plate to joist or blocking, face nail</td>
<td>16d</td>
<td>16 - o.c.</td>
</tr>
<tr>
<td>Top or sole plate to stud, end nail</td>
<td>2-16d</td>
<td></td>
</tr>
<tr>
<td>Stud to sole plate, toe nail</td>
<td>3-8d or 2-16d</td>
<td></td>
</tr>
<tr>
<td>Double studs, face nail</td>
<td>10d</td>
<td>24 – o.c.</td>
</tr>
<tr>
<td>Double top plates, face nail</td>
<td>10d</td>
<td>24 – o.c.</td>
</tr>
<tr>
<td>Sole plate to joist or blocking at braced wall panels</td>
<td>3-16d</td>
<td>16 – o.c.</td>
</tr>
<tr>
<td>Double top plates, minimum 48-inch offset of</td>
<td>8-16d</td>
<td></td>
</tr>
<tr>
<td>end joints, face nail in lapped area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blocking between joists or rafters to top plate, toe nail</td>
<td>3-8d</td>
<td></td>
</tr>
<tr>
<td>Rim joist to top plate, toe nail</td>
<td>8d</td>
<td>6 – o.c.</td>
</tr>
<tr>
<td>Top plates, laps at corners and intersections, face nail</td>
<td>2-10d</td>
<td></td>
</tr>
<tr>
<td>Built-up header, two pieces with ½ - spacer</td>
<td>16d</td>
<td>16 – o.c. each</td>
</tr>
<tr>
<td>Edge</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling joists to plate, toe nail</td>
<td>3-8d</td>
<td></td>
</tr>
<tr>
<td>Continuous header to stud, toe nail</td>
<td>4-8d</td>
<td></td>
</tr>
<tr>
<td>Ceiling joist, laps over partitions, face nail</td>
<td>3-10d</td>
<td></td>
</tr>
<tr>
<td>Ceiling Joist to parallel rafters, face nail</td>
<td>3-10d</td>
<td></td>
</tr>
<tr>
<td>Rafter to plate, toe nail</td>
<td>2-16d</td>
<td></td>
</tr>
<tr>
<td>1x brace to each stud and plate, face nail</td>
<td>2-8d</td>
<td></td>
</tr>
<tr>
<td>Built-up corner studs</td>
<td>10d</td>
<td>24 – o.c.</td>
</tr>
<tr>
<td>Roof rafters to ridge, valley to hip rafters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>toe nail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>face nail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rafter ties to rafters, face</td>
<td>3-8d</td>
<td></td>
</tr>
</tbody>
</table>

**Wood structural panels, subfloor, roof and wall sheathing to framing**

<table>
<thead>
<tr>
<th>Fastener</th>
<th>edges</th>
<th>intermediate</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/16 – ½</td>
<td>6d common nail (subfloor, wall)</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>8d common nail (roof)</td>
<td>6</td>
</tr>
<tr>
<td>19/32 – 1</td>
<td>8d common nail</td>
<td>6</td>
</tr>
<tr>
<td>1 1/8 – 1 ¼</td>
<td>10d common nail or</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>8d deformed nail</td>
<td>6</td>
</tr>
<tr>
<td>Cellulose fiberbd Sheathing</td>
<td>1 ½ galv. Roofing nail</td>
<td>3</td>
</tr>
</tbody>
</table>

a. All nails are smooth-common, box or deformed shanks except where otherwise stated.
b. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater

c. Four-foot-by-8-foot or 4-foot-by-9 foot panels shall be applied vertically.

For an online version of the Nailing Schedule, see [www.scottsdaleaz.gov/bldgresources/forms](http://www.scottsdaleaz.gov/bldgresources/forms).