



BUILDING MATRIX FOR ACCESSORY USES

USE	OCC Class	Interior Finish	Light/Vent.	Heated Space	Electric Wiring	Kitchen (g)	Bathroom	Lavy	Garage Door	Two Story	Emerg. Egress	School Fees	Deed Restriction
Guest House (500 Square Feet max.)	R-3	R	R	R	R	N(*p)	O	O	N	O	R	R	N/A
Pool House, Hobby Room, Game Room (Detached) (e)	R-3	R(*a)	R	O(*i)	R	N(*p)	O	O	N	O	N/A	R	R
Sunroom: (Site built wood frame) (e)(j)(k)	R-3	O	R	N	O(*d)	N(*p)	N	O	N/A	N	N/A	R	R
Sunroom: Manufactured- All glazed (e)(j)(k)	R-3	N/A	R	N	O(*d)	N(*p)	N	O	N/A	N	N/A	R	R
Attics: (with stair/door access and floor) (e)(k)(l)	R-3	N (*b)	O	N	N(*d)	N	N	N	N/A	N/A	O	R	R
Attics: (with scuttle access and floor)	N/A	N(*o)	O	N	N(*d)	N	N	N	N/A	N/A	N/A	N/A	N/A
Basement (ext. access-mechanical)			N										
Basement Area: (with interior stairs or ext. access-unf. Storage) (e)(k)	R-3	N(*b)	O	N	N(*d)	N	N	N	N/A	N/A	R	R	R
Basement Area: (with interior stairs or ext. access-unf. Living) (e)(k)	R-3	N(*b)	O	N(*f)	N(*d)	N	N(*f)	N(*f)	N/A	N/A	R	R	R
Garage	U-1	O(*a)(*b)	O	O(*i)	O(*c)	N	O	O	8'0 Min. wide req.	N(*h)	N/A	N/A	R, if heated
Storage Shed (m)	U-1	N	O	N	O(*c)	N	N	O	N	N	N/A	N/A	N/A
Ag. Building (located in FEMA Floodplain)	U-3	O	O	N	O	N	N	O	O	N	N/A	N/A	N/A

KEY: N = Not Allowed N/A = Not Applicable O = Optional R = Required H = Heated

FOOTNOTES:

<p>(a) Walls covered with drywall, other wall paneling or finish; electric, rough or finished plumbing or mechanical installed.</p> <p>(b) U-Occupancy: Open studs, protected electric; rough or finished plumbing where allowed. R-Occupancy: Open studs, rough plumbing & mechanical, electric as noted in (d).</p> <p>(c) Electrical wiring shall be installed in raceways or appropriately protected.</p> <p>(d) Switch controlled electric light and smoke detectors as required</p> <p>(e) Headroom as required per 310.6.1 CBC</p> <p>(f) Rough plumbing and/or mechanical only.</p> <p>(g) A kitchen is any area of a building intended for or designed to be used or maintained for the cooking and/or preparation of food. The presence of a sink exceeding 225 sq. in. (15"x15") and/or the presence of a dishwasher, or refrigerator exceeding 5 cu. feet; and/or the presence of a range, cook-top, microwave, hot plate or other cooking appliance, or the installation of electrical or gas facilities that would support cooking appliances shall constitute a kitchen.</p> <p>(h) U-Occupancy limited to one story. Enclosed areas constructed above garage must be classified as another use/occupancy unless space is attic with scuttle access only.</p>	<p>(i) Heated spaces shall comply with Title 24 California Energy regulations for R occupancies.</p> <p>(j) Sunroom shall provide: glazing for natural light equal to 8% floor area; natural ventilation equal to 4% of the floor area. Where existing glazed areas are enclosed, additional operable glazing shall be provided for light and ventilation equal in area to the enclosed glazing. Emergency egress and required exit(s) of existing structure shall not be enclosed. Electrical as required by NEC.</p> <p>(k) Automatic fire sprinkler system shall be installed if otherwise required for dwelling.</p> <p>(l) Residential storage design load per CBC Table 16-A, item 12: 40#/SF</p> <p>(m) 120 SF exempt from permit. Sheds must comply with zoning side/rear yard setbacks.</p> <p>(n) Pre-fabricated wood components. Assembly at site as required.</p> <p>(o) Interior finish limited to 3 feet of working space beyond perimeter of mechanical equipment.</p> <p>(p) WET BAR DEFINITION: A wet bar means a counter with a surface area less than 10 sq. ft. (incl. sink), small sink (15"x15" max.) and a refrigerator with a volume less than 5 cu. feet.</p>
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