



City of Patterson

1 Plaza
 P.O. Box 667
 Patterson, California 95363
 (209) 895-8030

Building Department
 Phone (209) 895-8030
 buildingclerk@pattersonca.gov

Accessory Structures

Accessory building and structures on single-family and duplex properties are subject to the following requirement.

ACCESSORY STRUCTURES are *enclosed* or *open-air* structures detached from the main dwelling unit. Examples include garages, sheds, playhouse, pool houses, gazebos, trellises, and storage units.

Building permit. If the planned size is greater than 120 square feet, a building permit is required. If the accessory structure includes electrical or plumbing improvements, a permit is required regardless of the size of the structure.

NOTE: All accessory structures, even if a building permit is not required, must be reviewed and approved by the Planning Department. This is to ensure that all required setbacks are being met.

ZONING AND BUILDING REQUIREMENTS:

| | |
|--|--|
| <p>Limitations for accessory buildings</p> | <ul style="list-style-type: none"> Limited to one story May not contain any living or sleeping spaces Metal carports are not allowed |
| <p>Size and dimension requirements</p> | <ul style="list-style-type: none"> Maximum height: 12 feet. Shall not contain cooking facilities Shall not contain a full bath (half bath is permitted) Minimum wall-to-wall distance from any other accessory structure: 5 feet Minimum wall-to-wall distance from main dwelling: 10 feet. |
| <p>Minimum setback requirements</p> | <p>See Municipal Code Chapter 18.62 for details. Swimming pools are not included in these setback requirements.</p> <ul style="list-style-type: none"> Setback from rear property line: 3 feet. Setback from interior property line: 3 feet. Setback from street side property line: 15 feet. Attached Patio Covers must maintain a 10 foot setback to the rear property line. <p>NOTE: No accessory building or structure shall be permitted within an established easement.</p> |

DRAWINGS SUBMITTAL: Three (3) copies of *complete* set of drawings are required for plan review. Drawings must be submitted along with a completed permit application form. **Drawings must be drawn to scale, dimensioned and of sufficient clarity**, including dimensions of lot existing house, patio cover, storage shed or any other structure(s) on said property, and proposed patio cover. A plan check fee based on the project valuation will be required at time of submitting plans for review.

Subsequently, once plans are approved for construction based on minimum code requirements of the 2022 CA Building Code and applicable Municipal Codes, the permit fee based on the project valuation will be required for the issuance of the building permit. Project valuation is material costs and labor costs.

NECESSARY DRAWINGS: Using this checklist will help speed up the review process time by supplying us with the proper information and documents at the time of application.

[] **Site Plan** - (Site plan scale: max 1" = 10'; preferred 1"=20') Shade or hatch in area where patio cover will be constructed. Also show existing house, any other structures and setback dimensions from property lines. Note: The additional square footage of the patio cover, along with existing house lot coverage, shall not exceed overall maximum lot coverage.

[] **Floor Plan** - Show an enlarged floor area drawn to scale (Scale ¼" = 1'), with dimensions and measurements of the new patio cover. Include any additional components to be included in scope of work such as electrical.

[] **Roof Framing Plan** - Show how the new roof ties into structure. (If applicable.) New roof shall not attach to brick or non-masonry veneers. Show attachment/connection details, bolts, etc.

[] **Exterior Elevation** - Show what each side of the patio cover will look like once constructed. Include dimensions and measurements for overall length, heights, and widths.

[] **Construction Details** - Include all framing, spans, spacing and wall sections. Patio cover shall not be anchored or attached to brick or siding (non-masonry veneers).

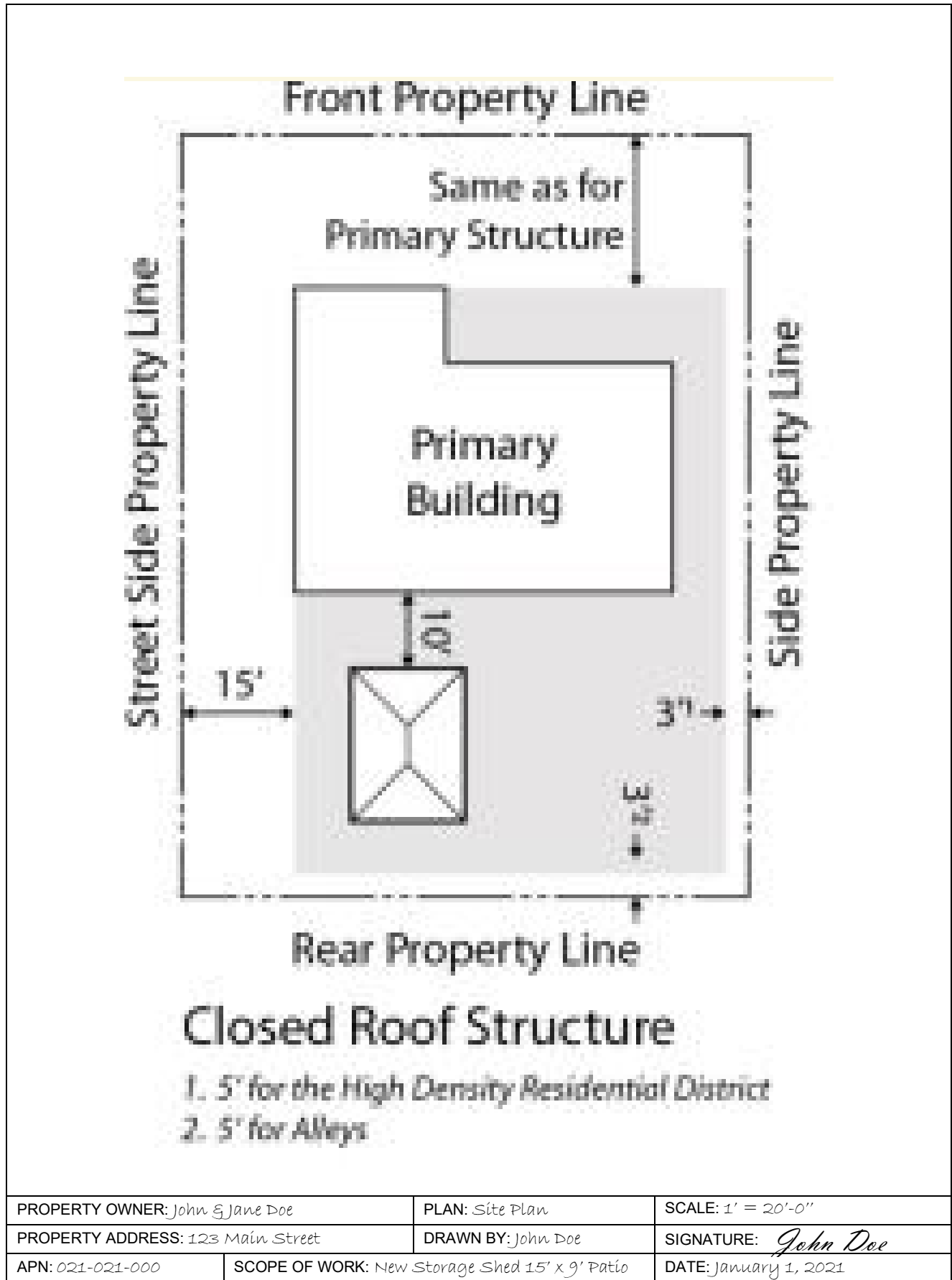
[] **Foundation Plans** - Show how posts or columns supporting patio cover will be anchored to the ground. Show footing depths, foundation slab changes, post bases or anchors, etc.... (When applicable).

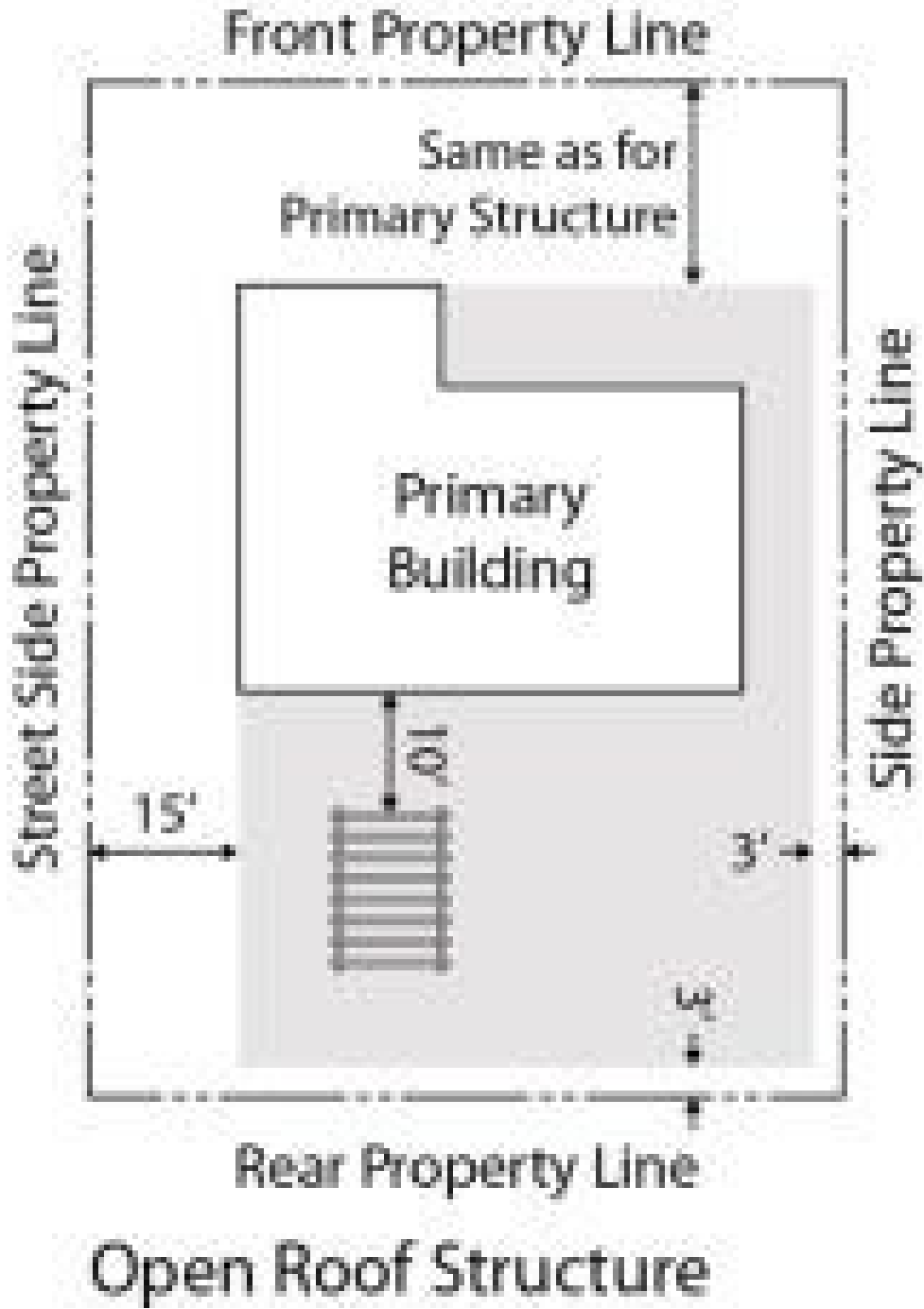
[] **Electrical Plans** - Show any electrical work to be installed under the patio cover. For example: electrical for ceiling fans and switches or additional outlets. Installation must comply with 2019 CA Electrical Code(s) and lighting must comply with 2019 CA Energy Code(s).

ADDITIONAL NOTES:

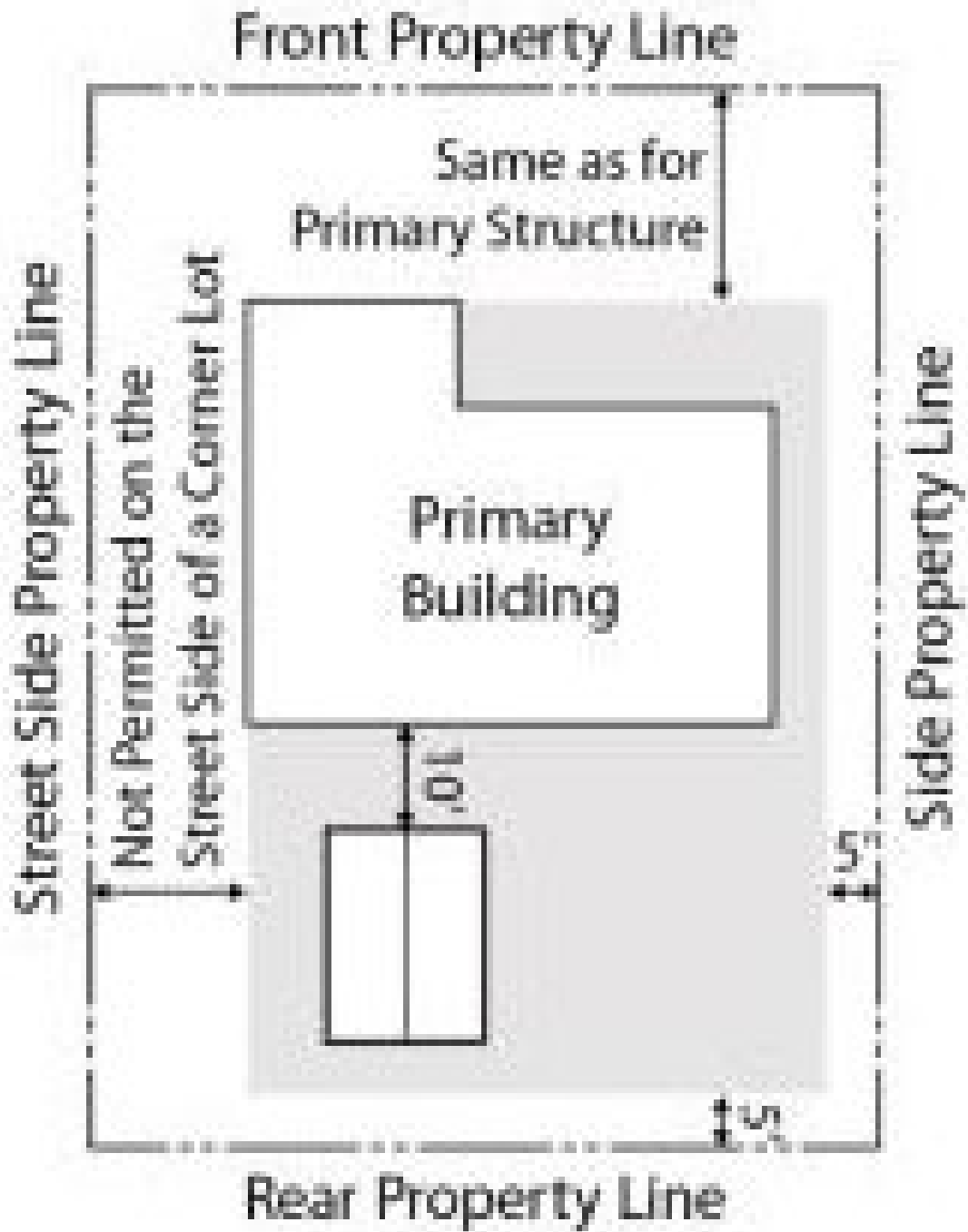
1. Construction should not commence prior to having a permit secured for the construction of said structure. **COMMENCING PRIOR TO SECURING A PERMIT CAN RESULT IN CODE ENFORCEMENT FINES OR PENALTIES.**
2. Plan review for permit issuance is **5-10 business days**, excluding holidays and weekends. Once plans have been reviewed, you will be contacted to be informed if corrections are needed to plans or they have been approved for the issuance of a permit.
3. Permit holder is responsible for requesting and completing all required inspections.
 - *Footings/foundation and setbacks:* When footings and or foundation has been excavated but before concrete has been poured, (note: photographs of footings/foundation are **NOT** an acceptable substitute for an inspection of required footings). Inspection will also include verification of setbacks to property lines and any other structures. Property lines must be marked with string lines if necessary.
 - *Frame:* When all structural framing is completed; to include rough electrical if applicable.
 - *Roof nail:* If solid roof sheathing is installed over the framing, a roof nailing inspection is required prior to placing the roof covering.
 - *Final:* When scope of work is complete.
 - Other inspections as deemed necessary by the Building Inspector.
4. If located in an area where there is a Homeowner's Association, please contact them for any additional requirements from Deed Restrictions and Covenants.

Figure 1 – Typical Site/Plot Plan



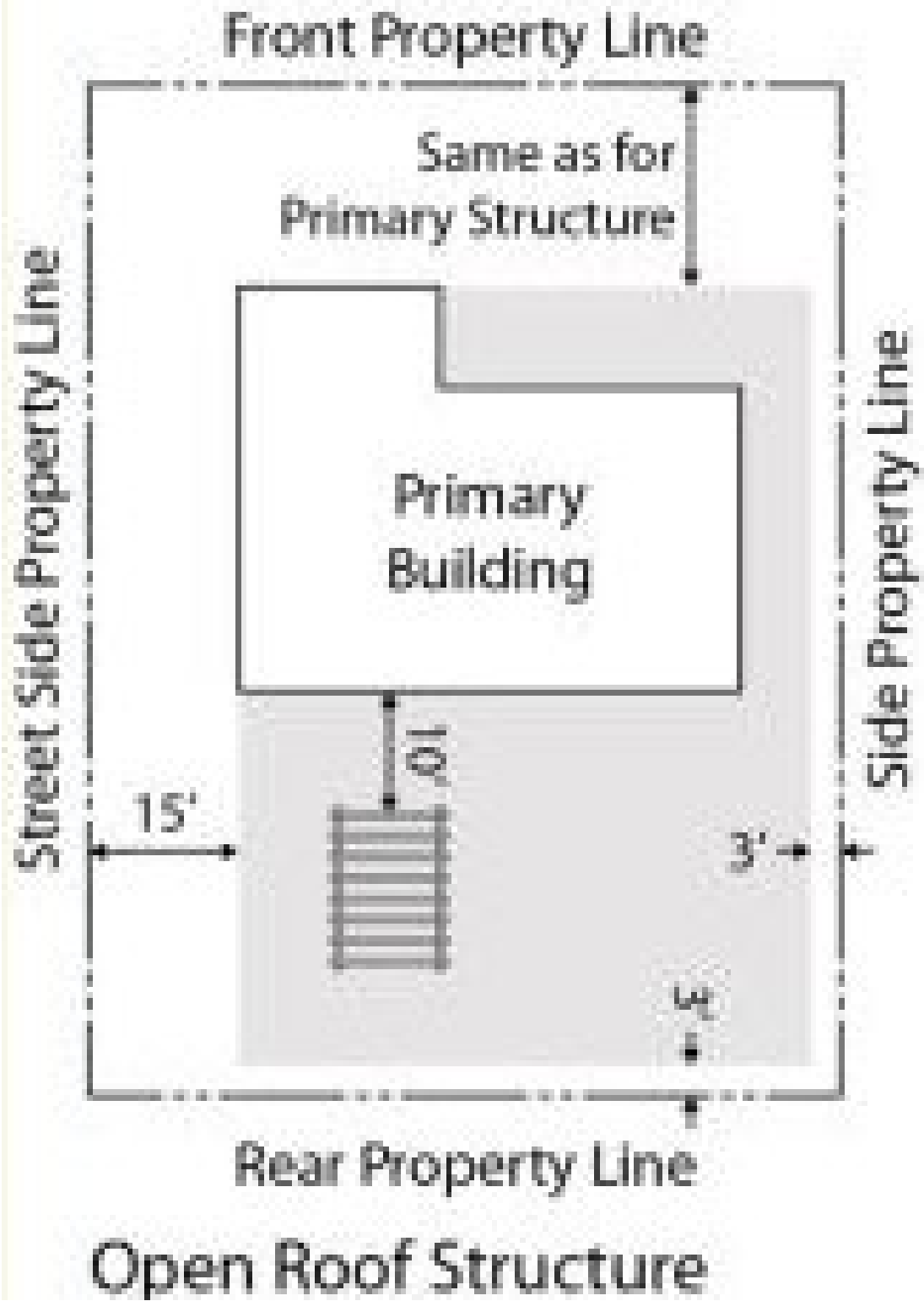


| | | |
|-----------------------------------|--|----------------------------|
| PROPERTY OWNER: John & Jane Doe | PLAN: Site Plan | SCALE: 1' = 20'-0" |
| PROPERTY ADDRESS: 123 Main Street | DRAWN BY: John Doe | SIGNATURE: <i>John Doe</i> |
| APN: 021-021-000 | SCOPE OF WORK: New Storage Shed 15' x 9' Patio | DATE: January 1, 2021 |



Carports

| | | |
|--|---|------------------------------|
| PROPERTY OWNER: <i>John & Jane Doe</i> | PLAN: <i>Site Plan</i> | SCALE: <i>1' = 20'-0"</i> |
| PROPERTY ADDRESS: <i>123 Main Street</i> | DRAWN BY: <i>John Doe</i> | SIGNATURE: <i>John Doe</i> |
| APN: <i>021-021-000</i> | SCOPE OF WORK: <i>New Storage Shed 15' x 9' Patio</i> | DATE: <i>January 1, 2021</i> |



| | | |
|--|---|------------------------------|
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| APN: <i>021-021-000</i> | SCOPE OF WORK: <i>New Storage Shed 15' x 9' Patio</i> | DATE: <i>January 1, 2021</i> |

| | | | |
|-------------------|----------------|-----------|------------|
| PROPERTY OWNER: | | PLAN: | SCALE: |
| PROPERTY ADDRESS: | | DRAWN BY: | SIGNATURE: |
| APN: | SCOPE OF WORK: | | DATE: |

PLEASE FILLOUT AND SUBMIT THIS SITE PLAN WITH YOUR APPLICATION



City of Patterson
 1 PLAZA
 PO Box 667
 Patterson, CA 95363
 (209) 895-8030
 buildingclerk@pattersonca.gov

Office Use Only

ApplicationDate: _____

Customer# _____

PERMIT # _____

WMP to P.W. _____

APPLICATION FOR BUILDING PERMIT

Building Type: Commercial Industrial Residential Other: _____

Project Valuation:\$ _____
Project Square Footage: _____

Description of Work: _____

Address of Work: _____ Patterson, CA 95363

Is Property in a SFHA (Special Flood Hazard Area)? _____

Property Owner: _____ **APN:** _____

Address: _____ Phone: _____

City: _____ Zip: _____ Email: _____

Primary Contractor: _____ Phone: _____

Address: _____ Contractor Lic #: _____ Local Lic# _____

City: _____ Zip: _____ Email: _____

Applicant: _____ Date: _____

Applicant Address: _____ Phone: _____

Project Contact Person: _____ Phone: _____

Print Name and Title

Fax: _____ Email: _____

PLEASE REVIEW THE FOLLOWING ITEMS PRIOR TO SUBMITTING APPLICATION

1. **Residential Projects:** 3 sets of plans, 2 sets of all supporting documents (i.e. Structural Calcs, Energy Calcs, Truss Calcs, etc.) and an electronic set of the plans and supporting documents (USB or shareable link) are required.
2. **Commercial Projects:** 3 sets of plans, 2 sets of all supporting documents (i.e. Structural Calcs, Energy Calcs, Truss Calcs, etc.) and an electronic set of the plans and supporting documents (USB or shareable link) are required.
3. A plan check fee may be required with this application.
4. This application, in which no permit is issued, will expire in 6 months from today's (submittal) date.
5. If this building is intended to be licensed by Department of Health Services (i.e. OSHPD3) you are required to submit concurrently to OSHPD for their review and approval.
6. No inspection will be performed prior to issuance of the Building Permit.

APPLICANT SIGNATURE

DATE

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and that my contractor's license is in full force and effect and that all of the information provided by me regarding this is true and correct. I also affirm under penalty of perjury that my Worker's Compensation Declaration or Certificate of Exemption from Worker's Compensation Insurance and lend agency information are true and correct.

Signed _____ Dated _____

Print Name of Signer _____

License# _____ License Class _____

WORKER' S COMPENSATION DECLARATIONS

I hereby affirm that I have a certificate of self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3000, Lab. C).

Policy# _____ Company _____

Certified copy is hereby furnished

Certified copy is filled with the building inspection department of the City of Patterson

Applicant Signature _____ Dated _____

OWNER- BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from provisions of the Contractor's License Law (Chapter 9 of Division 3 of the Business and Profession Code) because: (check applicable statement)

- A. I am the owner of the above property and I will contract to have all of the work performed by licensed contractors.
- B. I am the owner of the property and the work will be partially accomplished in accordance with Statement "A" and the other work will be accomplished in accordance with Statement "C".
- C. I am the owner of the above property and I will perform all the above work personally or through my employees whose sole compensation will be wages, and the above described structure is not intended or offered for sale.

Applicant Signature _____ Dated _____

Print Name of Signer _____

CERTIFICATE OF EXEMPTION FROM WORKER' S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Applicant Signature _____ Dated _____

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Cir. C).

Lender's Name _____

Lender's Address _____

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY AND COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER THE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

Applicant or Agent Signature _____ Date: _____

City of Patterson

Public Works Department
Storm Water Management Program
1 Plaza, 2nd Floor
P.O. Box 667
Patterson, California 95363
Phone (209) 895-8064

Erosion and Sediment Control Plan (ESCP)

Worksheet for Small Construction Projects (Disturbing Soil + Plan Check/Permit)

What is this document for?

The City's Phase II MS4 NPDES General Permit issued by the State Water Board requires the City to develop and maintain a program to assure that sediment and other pollutants from construction activities do not flow into the City's storm water drainage system and, subsequently, impact local receiving waters. The City's Permit requires the City to require the owner of any construction project having soil disturbance to submit an Erosion and Sediment Control Plan (ESCP). The ESCP must identify potential sources of erosion and sedimentation associated with the project and identify the control measures (best management practices or BMPs) used to prevent erosion and control sedimentation within the project. This document is a worksheet to assist owners of small projects to determine appropriate control measures for their project.

Who is required to complete this document?

All construction projects that have soil disturbance and pass through plan check or the City's permitting process must develop an ESCP. Projects having more than one (1) acre of soil disturbance or those projects that are part of a larger common plan may be required to comply with the State Water Board's Construction General Permit (CGP), which requires the development of a Storm Water Pollution Prevention Plan (SWPPP). For these larger projects, the CGP-required SWPPP may be submitted in lieu of the ESCP. For all other projects (small projects) having less than one (1) acre of soil disturbance or those that qualify for a waiver or exemption from the CGP, must submit an ESCP using this worksheet.

What is required in this document?

This worksheet requires basic project and contact information, as well as, basic site information including location, status, approximate start and end dates and the area of soil disturbance.

The Best Management Practices (BMPs) that will be used during construction are also required to be identified.

A basic site map showing the project boundaries, adjacent streets, storm drain inlets, placement of BMPs, and where construction work will be occurring is required to be included.

BMPs, as defined on the EPA's website, are "a term used to describe a type of water pollution control. Storm water BMPs are techniques, measures or structural controls used to manage the quantity and improve the quality of storm water runoff. The goal is to reduce or eliminate the contaminants collected by storm water as it moves into streams and rivers."

For more details on BMPs please visit the California Storm Water Quality Association's website at: www.casqa.org/resources/bmp-handbooks

Or Caltrans's website at: www.dot.ca.gov/hq/construc/stormwater/manuals.htm

Project Information

| | |
|--|--|
| Project Name: | |
| Project Address: | |
| Project Size: (Indicate sq. ft. or acres) | |
| Anticipated Construction Start Date: | Anticipated Construction End Date: |
| Approximate Soil Disturbance: (Indicate sq. ft. or acres) | Number of Storm Drain Inlets within 50 ft. of the soil disturbance: |

Owner Information

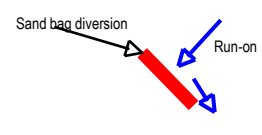
| | |
|---------------|--|
| Name: | |
| Address: | |
| Phone Number: | |
| Email: | |

Contractor Information

| | | | |
|---------------|--|--------|--|
| Name: | | | |
| Company Name: | | | |
| Address: | | | |
| Phone Number: | | Email: | |

Best Management Practices

Run-On Control BMPs

| | |
|--|---|
| <p>When surface flow of storm water runoff is allowed to pass through disturbed soils at an active construction project it can mobilize sediment and carry it into the municipality's storm drainage system and into the local receiving waters. This results in deposition of sediment in the municipal drainage system which causes more frequent maintenance and can cause flooding. The sediment is also harmful to the local waterways.</p> |  |
| Does storm water have the potential to run-on to the construction site? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes, will storm water surface flow be diverted around any disturbed soil areas? Show how it will be diverted on the site map. | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Erosion Control BMPs

The definition of erosion is the detachment of soil particles. These particles can become detached by rain, wind, or construction activity. Although construction, by nature, disturbs soil, it is vital to place a temporary or permanent covering over disturbed soil as soon as possible. Projects are not allowed to leave areas of exposed soil that do not have a cover. On the table below and on the site map show how you will prevent erosion at your project.

| CASQA Fact Sheet | BMP Name | BMP Selected? (Check Box) | Describe the BMP to be implemented. If not used, state the reason why. |
|------------------|--|---------------------------|--|
| EC-1 | Scheduling (work will be conducted during the dry season) | | |
| EC-2 | Preservation of Existing Vegetation (existing vegetated areas will not be disturbed) | | |
| EC-4 | Area to be vegetated with landscaping, turf, or hydroseeding | | |
| EC-7 | Temporary Erosion Control using an erosion control blanket or geotextile | | |
| EC-6 & EC-8 | Area covered with a temporary or permanent mulch including straw, wood, compost, hydromulch, or equivalent | | |
| EC-16 | Non-Vegetated Stabilization (covered with aggregate, paving, permanent structures / surfaces) | | |
| WE-1 | Wind Erosion Control (kept moist to prevent wind erosion) | | |

Temporary Sediment Control BMPs

Sediment control is accomplished by two ways. First, giving sediment every opportunity to settle out of storm water runoff while still on the project. Second, remove sediment from surfaces that has been carried or tracked off site before it enters the municipal drains. Each project must have effective perimeter sediment control. Drain inlets within 50 feet of the project must be protected. Any visible track out or sedimentation onto municipal property must be removed as soon as possible. Using the table below and the attached site map to show how you will control sediment at the project site.

| CASQA Fact Sheet | BMP Name | BMP Selected? (Check Box) | Describe the BMP to be implemented. If not used, state the reason why. |
|------------------|---|---------------------------|--|
| SE-1 | Temporary Silt Fence | | |
| SE-2 or SE-3 | Sediment basin or trap (all or some of the storm water drains to a retention pond or basin where sediment can settle out) | | |
| SE-5 | Temporary Fiber Rolls / Straw Wattles | | |
| SE-6 or SE – 8 | Temporary Gravel Bag Berm or Sand Bag Barrier | | |

| | | | |
|--------------|---|--|--|
| SE-7 | Street Sweeping (inspect roads and sidewalks daily and sweep as necessary) | | |
| M Standard 4 | Curb cutback (maintain a minimum of 4 inches of elevation difference between the disturbed soil and the top of the existing curb, sidewalk, or paved surface) | | |
| SE-10 | Temporary Drain Inlet Protection (mandatory for any DI's within 50 feet of the project) | | |
| SE-13 | Compost Socks / Biofilter Bags | | |
| M Standard 4 | Stabilized Construction Exit – Constructed with aggregate at the project owner's specification, but it must be effective in controlling trackout. | | |
| TC-2 | Stabilized Construction Roadways | | |
| WM-03 | Stockpile Management (stockpiles that have not been actively used in the last 14 days must be covered with an erosion control blanket or plastic sheeting and contained with a fiber roll or gravel bag berm) | | |

Non-Storm Water Pollution Control BMPs

The City ordinance (No. 777) prohibit the discharge to its municipal drainage system of any wash water, unpermitted construction site dewatering, saw-cutting or grinding slurries, unpermitted hydro-test water, chlorinated swimming pool or fountain water, concrete or paint wash out, or spills of hazardous materials or other substances. On the table below, list any activities that may apply to your project and show the location of these activities on the site map.

| CASQA Fact Sheet | BMP Name | Activity Planned? (Yes/No) | Describe the BMP to be implemented. If not used, state the reason why. |
|------------------|--|----------------------------|--|
| NS-3 | Paving, Sealing, Saw-cutting, Coring, and Grinding Operations | | |
| NS-7 | Potable Water / Irrigation Testing and Discharge to the Municipal Drainage System | | |
| NS-8 | Vehicle and Equipment Cleaning Performed on Site | | |
| NS-9 & WM-04 | Vehicle and Equipment Fueling Performed on Site | | |
| NS-10 | Vehicle and Equipment Maintenance Performed on Site | | |
| NS-12/13 & WM-08 | Concrete, Stucco, Plaster, Tile, or Masonry Work | | |
| WM-09 | Temporary Sanitary Waste Facilities (port-a-potties) | | |
| WM-01 | Storage of Hazardous Materials on the Project Site (paints, solvents, acids, fuel, lubricants, etc.) | | |

“This Stormwater Erosion and Sediment Control Plan (ESCP) and attachments were prepared for my project and under my direction to meet the Local and State Requirements. By signing below, I understand that my project must implement Best Management Practices (BMPs) and understand that the City will monitor, inspect, and enforce Stormwater regulations on my project site.”

Project Owner or Contractor Signature

Date

For questions or to schedule a Stormwater Compliance Inspection, please contact Sonia Delgado, Public Works, at (209) 895-8064 or via e-mail at sdelgado@ci.patterson.ca.us

For City Use Only

Date ESCP Received by City: _____
Name of Staff Receiving ESCP: _____
Plan Reviewed by: _____ Date Reviewed: _____
Pre-Soil Disturbance Inspection Date: _____
During Construction Inspection Date(s): _____ During Construction Inspection(s): _____
Post Construction Inspection Date: _____

Site Map (draw map below or attach another map) – Map can be hand drawn or Parcel Map with Markups.
Please include a Map Legend for BMPs/Symbols and to utilize a North Arrow below to show direction(s).

