

# SINGLE FAMILY RESIDENCE PERMIT SUBMITTAL REQUIREMENTS FOR A NEW ACCESSORY STRUCTURE

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## Information

This handout describes the minimum submittal requirements for an accessory structure to a single family residential home. In certain situations, additional materials may be required. For a complete description of the required items listed, please see the "Required Details for a Building Permit Submittal" hand out. All work must meet the minimum requirements of the City of Menlo Park's Municipal Code.

Plans shall be drawn to a scale of 1/8 inch per foot or larger and shall be printed or drawn on white paper. Individual plan sheets no smaller than 24 inches x 36 inches but not to exceed 34 inches x 44 inches in size. All copies shall be "wet signed" by the appropriate architect, designer, and/or engineer (i.e. original signature and stamp is required on each copied sheet).

Applicants are encouraged to have plans drawn by a professional architect or designer familiar with Menlo Park's building permit process. This will facilitate a timely review of the project plans. If the owner wishes to complete the plans on his/her own, then it is suggested that he/she contact the Building Division to ensure that all information is prepared properly. It is to the applicant's advantage to submit legible and clear plans. Plans that cannot be read or understood will not be accepted. This may result in a delay of the plan review process and may cause additional costs to the applicant.

Accessory buildings and structures structurally attached must comply with all development regulations that apply to the main building. Accessory buildings and structures detached from the main building, must comply with all development regulations as specified in section 16.68.030 of the City of Menlo Park Municipal Code. Please see the "Accessory Buildings and Structures" handout available at [www.menlopark.org/departments/dep\\_planning](http://www.menlopark.org/departments/dep_planning) for further explanations. Please be aware that the 2019 California Residential Code has specific fire resistive requirements for walls, opening in walls, projections from walls, and penetrations in walls located five (5) feet or closer to property lines.

If a project has received a Use permit or Variance from the City of Menlo Park Planning Division, the applicant is strongly encouraged to provide written documentation demonstrating compliance with all of the conditions associated with the project.

## Submittal requirements

There will be three sets of plans which will include five 8 1/2"x 11" copies of the Site plan and Elevations, one completed copy of the City of Menlo Park's "Data Sheet for Building Permit Application" and one completed copy of the City of Menlo Park's permit application.

A complete set of plans includes the following:

- Lot plan
- Building sections
- Electrical plan
- Floor plan
- Structural plan
- Plumbing plan
- Exterior elevations
- Mechanical plan
- Grading and drainage plan: A grading and drainage plan is required when the project increases the footprint of the building by more than 500 square feet. For plan requirements, please see "Grading and Drainage Plan Guidelines and Checklist" handout.

Other required documents relating to building submittal:

- Three copies of the Structural Engineer's calculations
- Two copies of the Energy calculations (Title 24)
- Two copies of an Arborist Report will be required if there are heritage trees in the vicinity of the proposed construction

- Two copies of the Geologist report if the project is located between Alameda De Las Pulgas and Interstate 280 or exceeds 500 square feet
- FEMA Substantial Improvement Determination Worksheet if the project is located in Flood Zones A, AE, AH, AO

**Menlo Park Fire Protection District review (MPFPD)**

Depending on the scope of work for proposed residential projects, the Menlo Park Fire Protection District (MPFPD) may require submittal for a permit, plan review and inspection. Please contact them directly for submittal and inspection information at [www.menlofire.org](http://www.menlofire.org) or at (650) 688-8425.

The MPFPD is a separate and independent entity from the City of Menlo Park. It is the responsibility of the applicant or applicant's representative to coordinate the submittal, review, approval and inspection for Fire Code related work with the MPFPD. Please be aware, a Building permit from the City of Menlo Park will not be issued until the MPFPD has approved the project if they require a permit.