

PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT TECHNICAL POLICY

POLICY NO.: Technical Policy, TECH-011

EFFECTIVE DATE: March 3, 2009

REVISED DATE: ~~8/20/19~~DRAFT

1/27/20

POLICY NAME: ~~Permitting Requirements for~~ Accessory Structures less than 200 square feet

PURPOSE: The purpose of this policy is to ~~establish minimum criteria for applicability~~ clarify Section 16.20.015.A of the Floodplain ~~and Erosion Hazard~~ Management Ordinance (Ordinance) regarding when a floodplain use permit is necessary for structures less than 200 square feet to accessory structures.

BACKGROUND:

Chapter 16.04.020 of the Ordinance provides the District the authority to regulate all structures which may divert, retard or obstruct flood water and threaten public health and safety. The Ordinance also requires a floodplain use permit (FPUP) for all structures within a floodplain and to establish appropriate flood protection for said structures. ~~The Ordinance places no lower limit on the size of the structure or the monetary value of the structure subject to the Ordinance.~~

However, Section 16.20.015.A of the Ordinance exempts certain small accessory structures, such as sheds from the requirement to obtain an FPUP under certain conditions. ~~Given th~~ such as sheds are often small enough that it is not practical to require property owners to obtain an FPUP for the structure. ~~Furthermore, given the availability and ease of construction of such these structures in kit form from hardware stores,~~ it is unreasonable for property owners to expect such structures would require an FPUP.

~~As a result, it is prudent to establish a minimum threshold, above which an FPUP for the structure would be required. All structures are required to shall conform to the Ordinance; however, only structures above below this threshold will may not be required to obtain an FPUP, at the discretion of the District.~~

~~Since the monetary value of an accessory structure is difficult to verify, especially for existing accessory structures, a more concrete criteria is the area or square footage of the structure. The International Building Code, administered locally through the Building Safety Office of the Pima County Development Services Department, establishes a permitting requirement for structures that are 200 square feet or larger. This threshold is applied in a similar fashion in such a way that structures less than 200 square feet are subject to the Building Code, but review and permitting is not required if there is no electricity or plumbing servicing the structure. If structures less than 200 square feet are determined by the Chief Building Official to be improperly constructed, compliance enforcement can be initiated. Establishing a policy that is consistent with Building Code is desirable.~~

One of the conditions for these exempted structures is compliance with the relevant floodplain management provisions of the Ordinance and adopted policies and procedures. This means that when structures that are less than 200 square feet are built within an erosion hazard area or within a high hazard area then they are not exempt from permitting. This policy addresses this confusion.

~~Chapter 16.20.040B.6.a gives the District the authority to require structures to be anchored to resist flotation and lateral movement.~~

POLICY:

~~Small accessory structures less than 200 square feet do not require an FPUP when built in accordance with the Ordinance. This includes elevating the structure or using All structures must be constructed in compliance with the Ordinance considering the flood and erosion hazards identified on the property at the time of construction. However, an FPUP is required only if the structure is 200 square feet or larger or if a for structures less than 200 square feet in size is either located within an erosion hazard area or is found to be otherwise non-compliant with the Ordinance. No structures of any size may be placed within a floodway unless an engineering analysis performed by an Arizona registered civil engineer is submitted to and approved by the District.~~

~~In order to comply with the elevation requirements of the Ordinance, all accessory structures, no matter the size or cost, shall be elevated to at or above the Regulatory Flood Elevation (RFE) unless the structure is used solely for the parking of vehicles, building access, or limited storage. These accessory structures may be flood-vented~~ged~~ and flood-proof~~ged~~ in accordance with Technical Policies TECH-021 and TECH-022. It also means in lieu of elevation of the lowest finished floor. ~~Technical Policy TECH-023 provides clarification as to which structures may be flood-vented and flood-proofed.~~conformance to erosion hazard setback criteria and anchoring requirements.~~

~~In addition, in order to comply with the flotation and lateral movement requirements of the Ordinance, structures that are not constructed on a permanent foundation shall be anchored to prevent flotation, collapse or lateral movement. This requirement is designed to prevent structures from being moved by floodwaters which may increase the obstruction of flows, damage adjacent property or block drainage infrastructure. When the District observes the placement of these structures and they are in non-conformance with provisions of the Ordinance, the District may require that a permit be obtained to order to ensure compliance is achieved.~~

APPROVED BY:

Suzanne Shields
Director

Date

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