



**CITY OF DENHAM SPRINGS**  
 Office of Planning and Development  
 941 Government Dr.  
 Denham Springs, LA 70726  
 (225) 667-8326

## **Drawings required for a permit to construct an accessory structure or a building addition.**

Submittals for smaller accessory structures and minor additions may be hand drawn, but they must be clear and legible. When necessary, the building official may request drawings that have been stamped and signed by a registered professional (architect or engineer). The following information must be submitted for review prior to permit being issued:

### **1. Site Plan.**

A drawing of the lot which indicates the distance of the structure from the property lines as well as from other structures on the lot (including the primary structure, other sheds, etc). [Figure 1]

### **2. Floor Plan.**

A drawing of the structure showing its dimensions and any/all rooms inside. All spaces are to be labeled for their intended use (storage, workshop, garage, etc). [Figure 2]

### **3. Foundation Details.**

A drawing which shows the size of the continuous footing (width & depth) and required reinforcement (rebar, etc.), as well as how the walls, posts, supports, etc. are anchored. [Figure 3]

### **4. Construction Details.**

A drawing of the construction of the floor (if raised wood floor), a typical wall section, and roof. Indicate size of support members (joists, wall studs, rafters, headers, etc) as well as spacing (i.e. 2"x4"x8' – 16" on center). [Figure 4] Locations of any mechanical and/or electrical equipment or plumbing fixtures shall be shown.

Construction of any movable structure which is less than 100 square feet will be exempt from the building regulations provided the structure does not involve the three technical crafts in its construction or that it is not located in a flood zone.

### **Accessory structures constructed in a flood zone.**

Accessory structures less than 500 square feet may be constructed with the finished floor below the base flood elevation (BFE) provided that:

- The use of the structure is restricted to parking or limited storage.
- The structure is constructed using flood damage-resistant materials. A list of these approved materials can be found in FEMA's Technical Bulletin 2 / August 2008.
- The structure is adequately anchored (using an approved method) to prevent flotation, collapse, or lateral movement.
- The structure must meet the NFIP openings requirements (i.e. flood vents, etc).
- Any/all mechanical, electrical, or other utility equipment and/or plumbing fixtures must be located above the BFE.
- Major equipment, machinery, or other contents must be located above the BFE.

Please note that larger or more expensive buildings, attached garages, room additions, and similar modifications to a larger building must meet the regular flood protection requirements.

