Ramada/Pergola, Patio Cover, Shed Plan Submittal Requirements

Please contact the City of Chandler Planning Department for additional setback information and site requirements related to your property address. The Planning Department may be contacted by phone at (480) 782-3050 or by email at pod@chandleraz.gov.

The following documents are required for a Building Safety plan review and must comply with the currently adopted **2024 International Residential Code**:

1. A **Site Plan** identifying the location of the structure on the property must be provided. Please contact the Planning Department for applicable ***setback*** requirements. (Contact information provided above)
2. Provide a **Foundation Plan** showing the location of all new footings and foundation elements. The plan must include or reference foundation details. Foundation details may be included on the same sheet as the foundation plan or on a separate "Foundation Details" sheet.
3. Provide a **Framing Plan** showing the location of framing members, including posts and beams. Framing plans must also include framing details identifying the size and type of materials used and demonstrating how framing members will be connected to roof structures, and other structural components. Patio covers or structures that are attached to the house will need to provide framing connection details.
4. Provide elevations identifying the height of the structure.
5. If the scope of work includes electrical or plumbing improvements, provide an **Electrical** or **Plumbing Plan** indicating the location of all new lighting outlets, receptacles and plumbing fixtures (if applicable). The plumbing plan must include an isometric diagram and applicable plumbing details.

If a shed structure is 120 square feet or less in area, and no electrical, plumbing or mechanical systems will be installed, a permit is not required. One unpermitted shed structure is allowed per property. The structure may be located at the property line if it does not exceed 7 feet in height. If the structure is 8 feet in height, it must be located at least 2 feet from any property line. If the structure is 9 feet in height, a minimum 4-foot setback from any property line is required. If the shed is larger than 120 square feet or includes mechanical, plumbing or electrical systems, a permit is required for the structure.

Plans must be of drafting quality, drawn to scale and legible in order to be routed for review.

Submission of plans and supporting documents in accordance with these requirements does not guarantee approval or issuance of a permit. All plans are subject to review for compliance with the 2024

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International Residential Code, ordinances, zoning regulations and standards enforced by the City of Chandler. Additional information, revisions, calculations, engineering, or corrections may be required during the plan review process prior to approval.