



CITY OF DENHAM SPRINGS
 Office of Planning and Development
 116 N. Range Ave.
 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 (reference diagrams on back):

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). Roofs or other protruding parts of accessory structures must be located no less than five (5) feet from the rear and side property lines. [Figure 1]

2. Floor Plan.

A drawing of the structure showing its dimensions and any/all rooms inside. All spaces are to be labeled with 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 less than 100 square feet will be exempt from the building regulations provided the structure does not involve electrical, mechanical, or plumbing work in its construction and is not located in a flood zone.

Accessory structures constructed in a flood zone.

Accessory structures 500 square feet or less may be constructed with the finished floor below the design flood elevation (DFE, which is Base Flood Elevation + 2 feet) 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, titled Flood Damage-Resistant Materials Requirements for Buildings Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program.
- 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 DFE.
- Major equipment, machinery, or other contents must be located above the DFE.

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.

