

Residential Accessory Structures Sheds, Patio Covers, Arbors, Decks, and Detached Garages

Purpose

This handout summarizes the requirements for the installation of a residential deck, shed, patio cover, arbor, or detached garage. This does not include patio rooms or secondary dwelling units.

Permits Required

A review by Planning is required for all new structures.

A Building Permit is required for all decks more than 30" above ground or more than 200 square feet or attached to another structure. All structures over 120 sq. ft. in floor area or any structure attached to an existing structure, for example, a patio cover attached to a house.

Electrical, plumbing, and mechanical systems require a permit regardless of whether the structure requires a permit or not.

Approvals

Planning

Staff reviews for conformance to the zoning regulations relating to height, locations, and materials.

Building

Staff reviews plans for conformance with the 2025 California Residential Code, Livermore Municipal Code, Livermore Development Code, electrical, mechanical and plumbing codes.

Fire sprinklers are required for sheds and detached garages over 400 sq. ft.

Engineering

Staff reviews plans to verify the location is not within an easement and proper storm water measures are followed.

Additional Resources

Permits are submitted via [Online Permitting](#)

Fees

- Planning – typically a no fee review
- Building permit fees apply
- [Impervious Surface Fees](#) apply

Plan Submittal Requirements

- Site plans that include the following items and dimensions:
 - Address
 - Property lines
 - House, garage and all structures
 - Dimensions from new accessory structure to all buildings and property lines.
 - Sidewalk and driveways
 - Easements
- Construction details of the structure including:
 - Height
 - Materials
 - Foundation and Framing Details
- Stamped and signed structural calculations if required
- [Impervious Surface Worksheet](#)