



RESIDENTIAL ACCESSORY STRUCTURES POLICY

Definitions:

Pre-built Storage Shed – A utility structure that is built entirely off-site requiring anchoring only after positioned on the lot of an existing dwelling unit. These are not allowed to connect permanently to electrical or plumbing services, or for sleeping and cooking uses or habitation unless designed to meet the *SC Residential Building Code* and stamped by an architect or engineer. Manufacturers foundation/tie down instructions must be provided and followed during installation.

Patio Cover – A shade structure that is attached to a dwelling unit, usually supported by posts or columns at the outer edge and attached to the dwelling on the inner edge. It could have a solid or fabric roof covering. Covered in Appendix H of the SC Residential Code.

Screened Enclosure – Usually built on a slab (with or without footings), attached to a dwelling, with a separate solid roof system and enclosed with screen on at least two sides. Covered in Appendix H of the SC Residential Code.

Metal Carports – Typically a metal roof supported by a tubular frame for the purpose of covered parking.

Gazebo - A roofed structure that is screened, latticed or open on all sides and not attached to the dwelling.

Pergola - A roofed structure that is of post and beam construction with a permeable roof covering. It can be attached or independent of the dwelling. Any attached construction would require a permit and plans.

The term “accessory structure” is commonly applied to any unit that is located on the same lot as an R-3 dwelling (playhouse, workshop, gazebo, storage shed, etc.) and completely detached from the dwelling. If the accessory structure is not more than 200 square feet in size, permits or inspections are not required. The City of Goose Creek is in a **D-2 seismic zone** and a **140+ MPH wind zone**. Any accessory structure must factor in the restrictions and requirements presented by this and be securely fastened in place via an anchoring system. This is usually achieved with mobile home screw type anchors and strapping ***per manufacturer’s instructions***. If no manufacturer’s instructions apply, **an architect or engineer** must be consulted.

When the city is asked by an owner/agent to review for zoning and setback requirements for an accessory structure, a permit application can be used due to the lack of a zoning permit process by the city. Regardless, a building permit fee and building permit number should never be assigned to a structure that does not meet code minimums for permitting. Also, any structure built without Zoning approval will be required to be removed if found to be in violation of the zoning ordinance. ***Please Consult Planning/Zoning Dept. for review and approval before any construction or placement of structure begins.***

Any accessory structure that adds plumbing, mechanical or electrical services must be permitted for those services in addition to a building permit. The structure needs an engineered foundation and attachment drawing for review by the building department and manufacturer’s verification that the structure is rated for a 140+ MPH wind zone.

For any additional information contact the Building Inspection Bureau at 843.553.8350 ex1407.

