

Residential Accessory Structure Permits

For Residential accessory structures less than 200 square feet, engineering is no longer required. The following guidelines are acceptable. However, to insure the structure, the applicant is required to obtain a Texas Department of Insurance Windstorm certified professional engineer.

Residential Detached buildings 200 square feet or less

1. Footprint of building on plot plan of entire property, to include distances to property lines and easements
2. Composition shingles are required to be nailed and nails must penetrate decking three quarters (3/4) of an inch. Six nails per 3 tab shingle or manufacturer's recommended installation instructions.
 - a. **Staples are prohibited.**
 - b. **Composition roof shingles are prohibited on roofs less than 4 in 12 pitch.**
3. Roof decking will be minimum 19/32" plywood nailed 12" on center (OC) and 4" from corners. Hurricane clips installed three (3) per long side of roof decking and two (2) per short end.
4. Anchor bolts must be 5/8" x 9" with 6" embedment and 4" OC with full nut of thread and 2x2x1/8" square galvanized washer. Anchor bolts must be within 12" of all ends and corners.
5. 8 foot maximum door opening.
6. Wall studs 16" OC. All studs shall be #3 utility or stud grade lumber or equivalent. Headers shall be #2 Southern Pine or equivalent.
7. All studs, joists and rafters from ridge to bottom plate must have hurricane clips.
8. Collar ties are required on every rafter.
9. Wood skid storage buildings must be anchored into ground with a minimum 2' long screw anchor on all corners and every six (6) feet. They must be wrapped around building or nailed to outer floor joist and sill.
10. Exterior must be wrapped entirely with 19/32" plywood.
11. Final inspection of building is required to meet International Residential Code.
12. In AE-Zones and below base flood elevation, Vents/Louvers must be installed - One (1) sq. in. per sq. ft. of floor area, minimum of two (2) openings.
13. This construction does not apply to VE-Zones.

Residential Detached buildings less than 50 square feet

The City of Galveston does not require a permit for residential storage buildings less than 50 square feet.