

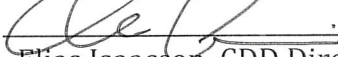
County of Los Alamos

Building Safety Division

Policy: Large Accessory Structure (over 200 square feet)

Effective Date: May 22, 2019

Approved By: Michael Arellano (May 22, 2019)

Revised: 
Elias Isaacson, CDD Director

10/27/2025
Date

Policy: For large accessory structures over 200 square feet and up to 600 square feet in size, the structure must be affixed to a permanent foundation. Foundations for accessory structures of this size must be built according to one of the exhibits below or be stamped by a design professional.

1. Purpose

The purpose of this policy is to ensure that large accessory structures are constructed on safe and stable foundations to prevent structural failure, property damage, and safety hazards. This policy establishes clear foundation standards and design requirements for accessory structures exceeding 200 square feet in floor area, in compliance with applicable building codes and engineering standards.

2. Scope

This policy applies to:

- all **accessory structures** exceeding **200 square feet** and up to **600 square feet** in total floor area within the jurisdiction of the Building Department. Examples include detached garages, workshops, storage buildings, and similar non-habitable accessory structures.

3. Eligibility

This policy applies to:

- Applies to **property owners, contractors, and design professionals** submitting building permit applications for accessory structures within the stated size range.
- Accessory structures **200 square feet or smaller** are exempt from this policy's foundation requirements (unless otherwise required by zoning or floodplain regulations).

- Accessory structures **over 600 square feet** must meet full foundation and design standards per the International Residential Code (IRC) or International Building Code (IBC).

4. Procedures

- **Permit Application Submission:**
 - Submit a building permit application for the accessory structure with all required drawings and specifications.
 - Clearly indicate the total square footage of the structure on the plans.
 - Include foundation details as required by this policy.
- **Plan Review:**
 - The Building Department will review the submitted foundation plans to verify compliance with one of the approved foundation exhibits or confirm that the design bears a licensed design professional's stamp.
 - If revisions are needed, the applicant must provide corrected documentation before approval.
- **Permit Issuance:**
 - The building permit will be issued only after the foundation design is verified as compliant.
- **Inspection:**
 - A foundation inspection must be scheduled and approved prior to framing or installation of the structure.
 - Final inspection will confirm the structure's attachment to the approved foundation.

5 Requirements

To comply with this policy:

- **Foundation Requirement:**
 - All accessory structures over **200 square feet** and up to **600 square feet** must be **affixed to a permanent foundation**.
- **Design Options:**

The foundation design must meet **one** of the following conditions:

 - **Option 1:** Constructed per one of the **standard foundation exhibits** provided by the Building Department.
 - **Option 2:** Designed and **stamped by a New Mexico licensed architect or professional engineer**.
- **Design Standards:**

- The foundation must be capable of withstanding applicable **wind loads, snow loads, and soil conditions** as specified in the adopted building code.
- Materials and construction methods must conform to approved structural standards and manufacturer specifications.
- **Documentation:**
 - Foundation details or design drawings must be included in the permit submittal package.
 - If a design professional's stamp is used, it must be current, legible, and specific to the project.

6 Enforcement

● Permit Hold or Denial:

Building permits for accessory structures over 200 square feet will not be issued without compliant foundation design details.

● Inspection Compliance:

Structures found not to be attached to a permanent foundation or constructed contrary to approved plans may be subject to correction, suspension of inspection services, or permit revocation.

● Penalties:

Failure to comply may result in stop-work orders, re-inspection fees, or required removal of noncompliant structures.

● Authority:

The **Building Official** or their designee is responsible for enforcing this policy and ensuring all foundation requirements are met before final approval.

