



STORAGE SHEDS IN RV OR MOBILE HOME PARKS

PLAN SUBMITTAL CHECKLIST

Checklist intended for Storage Sheds in RV or Mobile Home Parks. **Note: All references comply with the Zoning Ordinance and 2024 International Residential Code (IRC).**

Administrative

- ☐ 1. Provide **detailed** project narrative.
- ☐ 2. Identify site address.
- ☐ 3. Provide vicinity map showing areas surrounding the site.
- ☐ 4. Provide project site plan.

General

- ☐ 1. Sheets with Arizona professional registrant seals require legible seals and signatures. Additionally, the seal shall have the registrant's license number and signature date.
- ☐ 2. Provide park approval or Homeowners Association approval.
- ☐ 3. Provide project valuation including material and labor cost.
- ☐ 4. Floodplain certification from [Maricopa County Flood Control District](#) if property is in a designated flood zone. (Contact: 602-506-2939)
 - a. Are you in a flood area? Check [flood maps](#).
- ☐ 5. Storage shed construction shall comply with existing variances, special use permits, zoning cases or other modifications to [Chapter 34 of the Zoning Ordinance](#).
 - a. These approvals are park specific and not transferrable from one park to another.
- ☐ 6. Storage shed shall be 120 square feet maximum in recreational vehicle (RV) park or 150 square feet maximum in manufactured home park.
 - a. Maximum height shall be 10 feet maximum above finished floor.
 - b. Storage shed may be attached to patio enclosure or under an awning.
 - c. Detached storage shed shall in rear ¼ of space with a 6-foot



minimum separation from park model or any structure attached.

Site Plan

- ☐ 1. Dimensioned site plan including all setbacks to all property lines, electrical pedestal location to structures.
- ☐ 2. Identify existing and proposed structures with their specific uses. For example: RV, park models, awnings, sheds, etc.
- ☐ 3. Label and dimension parking spaces.
 - a. Minimum requirement: One 9- X 18-foot unobstructed parking spaces.
 - b. Identify driveway location and construction materials.
 - c. Paved parking with 2-inch minimum asphalt or 4-inch minimum concrete.
- ☐ 4. Identify location(s) of natural gas meter or LP tanks.
- ☐ 5. Show combustion air openings and venting. ([IRC Chapter 24](#))

Floor Plan

- ☐ 1. Dimensioned floor plan of proposed shed including location of laundry appliances, bathroom facilities (toilet, sink or shower), doors, and windows.
- ☐ 2. Identify electrical, plumbing and/or mechanical installations.
- ☐ 3. Identify location(s) of electrical sub-panel and any underground electric or plumbing.
- ☐ 4. If installing no utilities, note on plan, "No Utilities Included".

Framing Plans

- ☐ 1. Provide a typical wall section detail. Wall framing shall comply with [IRC R602](#).
 - a. Identify size and span of vertical studs and connections to sill plate and top plate.
 - b. Provide double top plate if walls are built under a conventional roof system.
 - c. Show header sizes over all openings.

- d. Show king studs and trimmers.
- ☐ 2. Show attachment to concrete.
 - a. Red heads shall be 48 inches on center
 - b. Shot pins shall be 32 inches on center.
- ☐ 3. Enclosure shall be a self-supported structure.
 - a. Bearing on park model or RV or any structural connection to an awning is prohibited.
 - b. Attachment may be for weatherproofing only.
- ☐ 4. All roof materials shall be lightweight aluminum or other non-combustible material.
- ☐ 5. Conventionally framed roof systems may be used when a 6-foot minimum clearance is maintained between freestanding storage shed and other structures.
- ☐ 6. Provide a roof framing plan identifying rafter or ceiling joist size and span.
 - a. Show attachment to walls, roof sheathing, ceiling board, headers, beams, etc.
- ☐ 7. Provide 1-hour fire rated wall when shed is less than 6 feet from lot line.
- ☐ 8. Provide construction wall detail section showing how the 1-hour fire rating will be provided. (IRC R302)

Mechanical, Plumbing and Electrical

- ☐ 1. Note on plans “No Electric, No Plumbing, No Mechanical” when no electric, plumbing, or mechanical systems are installed.
- ☐ 2. Pedestal shall directly supply electrical power to enclosure or storage shed and air condition (A/C)-heat.
- ☐ 3. Show location(s) of new and existing ground-fault circuit interrupter (GFCI) electrical outlets in storage shed.
 - a. 15- and 20-amp receptacles shall be tamper-resistant except where receptacles more than 5 ½ feet above grade are:
 - i. part of a luminaire or appliance; and
 - ii. static receptacles for cord and plug connected appliances. (IRC E3901; E3902)

- ☐ 4. Exterior outlets shall be weather protected. (IRC E4002.8 through 4002.10)
- ☐ 5. Electrical subpanels shall have 2-wire minimum plus ground and isolated neutral for subpanels. (IRC E3405.2)
 - a. No subpanels in bathrooms or closets.
 - b. 36-inch minimum clearance in front of subpanels.
- ☐ 6. Show location(s) of existing and proposed light fixtures including switches.
 - a. Provide exterior light for all doors. (IRC E3903)
- ☐ 7. Provide 1-hour fire rated steel or listed plastic electrical boxes in a 1-hour fire rated wall. (IRC E3906)
- ☐ 8. Bond interior metallic piping in enclosure and/or shed. (IRC E3609)
- ☐ 9. Water closets require 30-inch wide minimum clear space. (IRC P2705.1(5))
 - a. 15-inch minimum clearance required between the center of the water closet; applicable to all sides.
 - b. Maintain 21-inch minimum clearance space in front of the water closet.
- ☐ 10. Provide 1 ½-inch minimum washer drains with 2-inch trap and an 18 to 42-inch standpipe. (IRC P2703; P2706.1.2; P3201.7)
- ☐ 11. Provide thermostatic mixing valve type or pressure balance control valve for all shower and tub-shower combinations. (IRC P2708.4)
- ☐ 12. Provide 6-inch minimum soil vent termination extension through roof. Use water-based paint for vent. (IRC P3103.1.1)
- ☐ 13. Provide vacuum breakers at all hose bib locations. (IRC Table P2902.3)
- ☐ 14. Provide openable window or mechanical exhaust fan for bathroom ventilation. (IRC M1505.2)
- ☐ 15. Dryers shall vent outside. (IRC M1502.3)
 - a. Dryer termination cap or back draft damper shall be 12.5-square inch minimum. (IRC M1502.3.1)