

2012 NGBS: Proposed Provisions for Accessory Structures

Proposed by:

NAHB Research Center

Reason:

In an effort to coordinate ICC-700 and IgCC, an expansion of scope of ICC-700 has been approved by the Executive Standards Committee of the NAHB Research Center to include structures accessory to residential use. The revised scope will allow adopting entities and jurisdictions to adopt both documents with a clear delineation of mandate over accessory structures. This scope revision is posted as a separate item on the NGBS [website](#).

In support of this scope revision, new provisions for accessory structures are proposed as shown below. The new provisions include a definition of *accessory structure*, changing language in Chapter 3, and a new Appendix E summarizing criteria for accessory structures. The changing language of Chapter 3 allows the Adopting Entity to select mandatory or voluntary use of Appendix E. A single level of designation is available for accessory structures. The designation is available only if the residential building located on the same site or lot achieves a rating under ICC-700. The conformance criteria for the accessory structure are based on the design and construction methods used for the residential building. The criteria are located in an appendix to allow for voluntary use.

Status and Process: Submitted to TG-1 for review. At the February 21-23, 2012 meeting, the Consensus Committee will take a formal action on the proposed provisions. The formal action will be balloted through a letter ballot of the committee following the meeting.

Add new provisions as follows:

DEFINITIONS

Accessory Structure. A structure, the use of which is customarily accessory to and incidental to that of the residential building; the structure is located on the same lot or site as the residential building; the structure does not contain a dwelling; and (1) is classified as Group U – Utility and Miscellaneous in accordance with the International Building Code; or (2) is classified as accessory to the residential use by a determination of the Adopting Entity.

306 - ACCESSORY STRUCTURES

306.1 Applicability. The designation criteria for accessory structures shall be in accordance with Appendix E.

306.2 Compliance. Compliance with Appendix E shall be either mandatory or voluntary in accordance with this section.

306.2.1 Mandatory Compliance. If the Adopting Entity adopts Appendix E, it shall establish rules for compliance with Appendix E.

306.2.2 Voluntary Compliance. The voluntary use of Appendix E for accessory structures is permitted.

Appendix E – Accessory Structures

E101.1 Applicability of Appendix A. Appendix E is part of this Standard.

E101.2 Scope. The provisions contained in Appendix E provide the criteria necessary for complying with Section 306 for accessory structures. Accessory structures are to be in accordance with the applicable criteria of Appendix E. Text identified as “User Note” is not considered part of this Standard.

E201 Conforming. Accessory structures that meet all applicable requirements of this Appendix shall be designated as *conforming*. The *conforming* designation for the accessory structure is complementary to the rating achieved by the residential buildings located on the same site or lot. Where residential buildings located on the same lot have not achieved a rating in accordance with this Standard, the accessory structures shall not be eligible for designation under this Appendix. Each accessory structure shall seek a separate designation of *conforming* based on the rules established by the Adopting Entity in accordance with Section E102. The residential building shall not receive points for any practices implemented only for the accessory structure.

E202 Conformance Criteria. Accessory structures shall implement practices from Chapters 5 through 10 in accordance with Sections E202.1 through E202.7.

E202.1 The practices that are mandatory for the residential building on the same site or lot shall be also mandatory for the accessory structure unless these practices are exempt under Sections E202.5 or E202.7.

E202.2 All land development practices associated with construction of the accessory structure shall comply with the land development practices for the residential building located on the same lot.

E202.3 For the accessory structures that use the same basic construction and mechanical systems as the residential buildings located on the same site or lot, the design and construction of the accessory structures shall meet the practices or the intent of the practices implemented to achieve compliance for the residential building located on the same site or lot.

E202.4 For the accessory structures that use basic construction or mechanical systems that are different from the residential buildings located on the same site or lot, the design and construction of the accessory structures shall meet the intent of the practice implemented to achieve compliance for the residential building located on the same site or lot.

E202.5 Where the residential buildings located on the same site or lot include construction methods or systems that do not have functionally equivalent counterparts as part of the accessory structure, the accessory structure does not need to comply with any of the practices implemented with regard to such construction methods or systems.

User note: Examples of the practices that may be exempt from implementation in accessory structures include, but not limited to:

- 1) Section 601.5 Prefabricated Components – accessory structure is not required to be modular if the residential building is modular.
- 2) Section 601.6 Stacked Stories – accessory structures is not required to have more than one story if the residential building is more than one story.
- 3) Section 602.2 Roof surfaces – if the residential building has a landscaped roof, the accessory structure is not required to have a landscaped roof.
- 4) Chapter 7 Energy efficiency – accessory structure is not required to comply with Chapter 7 unless it includes conditioned space.

E202.6 Where the accessory structure includes construction methods or systems that do not have functionally equivalent counterparts as part of the residential buildings located on the same site or lot, the Adopting Entity shall review such construction methods and systems and shall establish an approach for meeting the overall intent of the Standard with regard to the minimum acceptable threshold.

E202.7 Where the use of the accessory structure has an effect of the functionality of the specific practice, such practices may be exempt by the Adopting Entity.

User note: Examples of the practices that may be exempt from implementation in accessory structures include, but not limited to:

Section 602.1.14 Ice barrier – if the accessory structure does not contain conditioned space, ice barrier is not required.