

POLICY STATEMENT

*El Dorado County Community Development Services
Planning and Building Department*

Effective 1-1-2020

Expires 12-31-2022

A policy is based on a code interpretation and is subject to change at any time

EL DORADO COUNTY BUILDING SERVICES POLICY FOR RESIDENTIAL STEEL SHIPPING CONTAINERS USED AS STORAGE

Containers used for storage shall require a building permit if over 120 ft² floor area. Placement of a shipping container shall be deemed to meet building codes if the installation conforms to the following criteria*:

- Plans shall be submitted to Building Services that clearly show the location, nature, and extent of the installation, and that it conforms to the below criteria.
- Container is an industry-standard shipping container.
- Container is used for private storage only and not to be used for retail, rental, or other similar business use. "Private storage" in this case means storage only of goods incidental to an existing permitted use and not available for public access or use.
- Only non-hazardous materials shall be stored in container.
- Container shall be placed on level, stable, ground and at least five feet away from slopes greater than 1 vertical to 3 horizontal.
- Container shall be separated from earth contact by suitable materials to distribute gravity loads to earth as well as prevent damage to the container. Clearance between ground and container floor shall not exceed 12 inches.
- Grade around container shall be sloped away from container so that runoff goes around container and not under it.
- Container shall not be attached to other structures or other containers. Containers shall not be "stacked."
- Occupancy category of container shall be limited to a U or S occupancy. Maximum aggregate floor area of containers shall not exceed limit for occupancy category.
- Containers shall meet all site setback requirements.
- Wiring may be installed for general purpose receptacle and lighting outlets only. Wiring shall be in conduit, and limited to one 20 ampere branch circuit from an existing service. Note: A multi-wire branch circuit shall be considered as one branch circuit.

Other agency approvals may be required prior to permit issuance, depending on imposed restrictions for a particular location. If other agencies prohibit installation or impose restrictions that negate this policy, then a different approach to the permitting process will be required, subject to recognized engineering principles and applicable codes, ordinances and other laws.