



## **COCHISE COUNTY PLANNING DEPARTMENT**

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### **Building Division Bulletin # 05-002**

**Topic:** Carports  
**Affected Area:** Countywide  
**Effective Date:** May 23, 2005 - Revised July 2, 2008

#### **Background:**

In our adopted 2003 International Residential Code, Carports are required to be open on at least two sides and the floor surface is required to be of an approved noncombustible material. Carports that are not open on at least two sides are considered to be a garage and are required to comply with the provisions of the code section for garages.

This definition of Carport in the code would allow for just a Cover (Roof) and / or up to Two Sides. The Carport could be either *Attached* to the Residential Structure or *Detached* (Free Standing). In the case of an *Attached* Carport, the side of the residential structure would be considered as one of those sides.

#### **Permit Fee Procedures:**

When working with our adopted '*Building Code - Residential Permit and Plan Review Fees*' document the following should be noted:

#### **Detached Carport:**

- 1) A *Detached* Carport that does not exceed a floor area of 120 square feet is 'Exempt' from the Building Code and would not require a Building Permit. (Depending on the cost of the unit, it might require a '*Zoning Use*' permit - confirm value).
- 2) A *Detached* Carport that has a floor area of 121 square feet up to 500 square feet would fall under the *Flat Fee* for a Carport of \$50.00. This Carport *Flat Fee* includes the cost of Plan Review.
- 3) A *Detached* Carport that has a floor area of 501 square feet up to 1000 square feet would fall under the same *Flat Fee* as a Detached Garages of \$100.00. This Flat Fee includes the cost of Plan Review.
- 4) A *Detached* Carport that has a floor area greater than 1000 square feet is required to be valued at \$31.46 per square foot plus the plan review fee.

**Attached Carport:**

- 1) Any size *Attached* Carport is '**Not-Exempt**' from the Building Code and requires a Building Permit.
- 2) An *Attached* Carport that has a floor area up to 500 square feet would fall under the *Flat Fee* for a Carport of \$50.00. This Carport *Flat Fee* includes the cost of Plan Review.
- 3) An *Attached* Carport that has a floor area greater than 500 square feet is required to be valued at \$31.46 per square foot plus the plan review fee.

**Carport Enclosure:**

The *Flat Fee* for the '*Carport Enclosure*' is used when there is an Existing Carport and the applicant wishes to enclose the existing open sides. The \$50.00 *Flat Fee* would apply to any size Carport and includes the Plan Review fee. If the space becomes a *Conditioned Living Space (Heat and/or Cooling)*, it needs to be valued as a remodel.