



# Maricopa County

## Planning & Development Department

### Department Directive

Department Directive:  
DD-2011- 11

Supercedes:

Effective: Immediately

Initiator: Tom Ewers *TE*

Director: Joy Rich *JR*

**PURPOSE:** To clarify requirements for fire rating or fire separation for accessory structures

**REFERENCE** Maricopa County Building Code  
Maricopa County Zoning Ordinance

**POLICIES/PROCEDURES:**

1. While the Zoning Ordinance may permit an accessory structure to be located within three feet of a side or rear property line, the Building Code requires any wall less than five feet from a property line to be of one hour fire rated construction.
2. The one hour fire rating does not apply to open structures not supported by walls.
3. Maricopa County Building Code Reference – 2009 International Residential Code
  - a. Table R302.1 requires that exterior walls of structures set back less than five feet from property lines be of one hour fire rated construction in accordance with ASTM E-119 or UL 260 with exposure from both sides.
4. Maricopa County Zoning Ordinance Reference – Location
  - a. Article 1106.2 states that detached accessory buildings and structures may be built in the required rear yard and/or the required side yard, but shall not occupy more than 30% of any required yard and shall not be nearer than three feet to any side or rear lot line. In the case of corner lots, accessory buildings shall not be nearer to the street than a distance equal to not less than one half the depth of the required front yard of the corner lot; and when a garage is entered from an alley, it shall not be located nearer than ten feet to the alley line.