



**BUILDING INSPECTION DIVISION  
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## Residential to Storage Conversions

To convert an existing residential use to storage requires the following changes to the structure or area to be modified. Floor plan showing the proposed changes and the layout after the conversion will be required. Note: The area converted to storage shall not exceed 1,000 square feet in area or one story in height.

- 1) Abandoned Kitchen area:
  - a) Remove all appliances.
  - b) Remove all fixtures.
  - c) Remove all Plumbing, Electrical and Mechanical Systems associated with a kitchen.
  - d) Remove kitchen cabinets and counter tops or fill-in/extend areas where appliances or fixtures were removed.
- 2) Bathroom area:
  - a) Area shall be limited to one restroom facility.
  - b) Bathroom shall have plumbing fixtures limited to a lavatory and a water closet. Shower and or tub shall be removed.
- 3) Miscellaneous Items:
  - a) Water heater to be removed. Point of use water heater can be installed for bathroom lavatory.
- 4) Electrical and Gas Services:
  - a) Only one electrical and/or gas meter shall be permitted on the parcel for each permitted primary use. Note: If the services are not relocated to the new structure, only sub-feeds will be permitted to supply services to the new structure from the existing meter locations.

Additional Requirements for a Manufactured Home converted to storage:

A Manufactured Home is built under Federal Standards and does not meet all the standards/requirements contained in the California Model Building Codes, so in addition to the above stated requirements the following additional changes to the unit will also be required.

- 1) Unit will need to be certified by a licensed engineer or architect that it meets the standards contained in the California Building Code. Note: Both uses require a 40# uniform floor load, so no additional justification is needed for floor loads.
- 2) All remaining plumbing, electrical and mechanical systems as permitted above will need to be certified, per the conditions contained in the as-built procedures, that they meet the current California Codes.
- 3) Foundation System will have to be designed to meet the current seismic standards contained in the California Building Code.