

## **SHED CONSTRUCTION REQUIREMENTS**

### **REQUIREMENTS:**

1. Completed building permit application, include owners name, address and phone number, contractor's information and the cost/proposal of the project. Contractors must be registered and have a Certificate of Insurance on file with the Building Department.
2. Two copies of the plat of survey indicating where the gas line is located and where the shed is to be located. Call **J.U.L.I.E.** to locate the gas line at **811**.
3. Two sets of detailed construction drawing are required. Please bring manufacturer assembly instructions or your "stick built" construction drawing.
4. Permit fees are based on the project cost at 2.2 % with the minimum fee being \$55.00 **AND** a plan review fee of \$85.00.
5. If homeowner is building the shed they must bring in a copy of their homeowners insurance with a minimum of \$300,000.00 in liability coverage. The homeowner **must** be on the one performing the work; immediate family members may assist. However, the Director of Building may require valid proof of the relationship.

### **GUIDELINES:**

All sheds must be anchored to a four-inch concrete slab. Sheds are allowed only in the rear yard. The minimum setbacks are 3 feet off the side property line and 5 feet off the rear property line. Sheds cannot be located in any easements or over any gas lines. **All sheds must be at least 6 feet from the principal structure (house), if less than 10' from principal structure all walls and ceiling must have 5/8" fire-rated drywall and tape.** The maximum height is 18 feet, from slab to the ridge, and under no circumstances may it be taller than the house (principal structure).

Any shed that exceeds 120 square feet is not allowed to have corrugated sheet metal or concrete block. Permitted exterior finishes are wood siding, vinyl siding, brick, stone or other similar materials as approved by the Director of the Building Department.

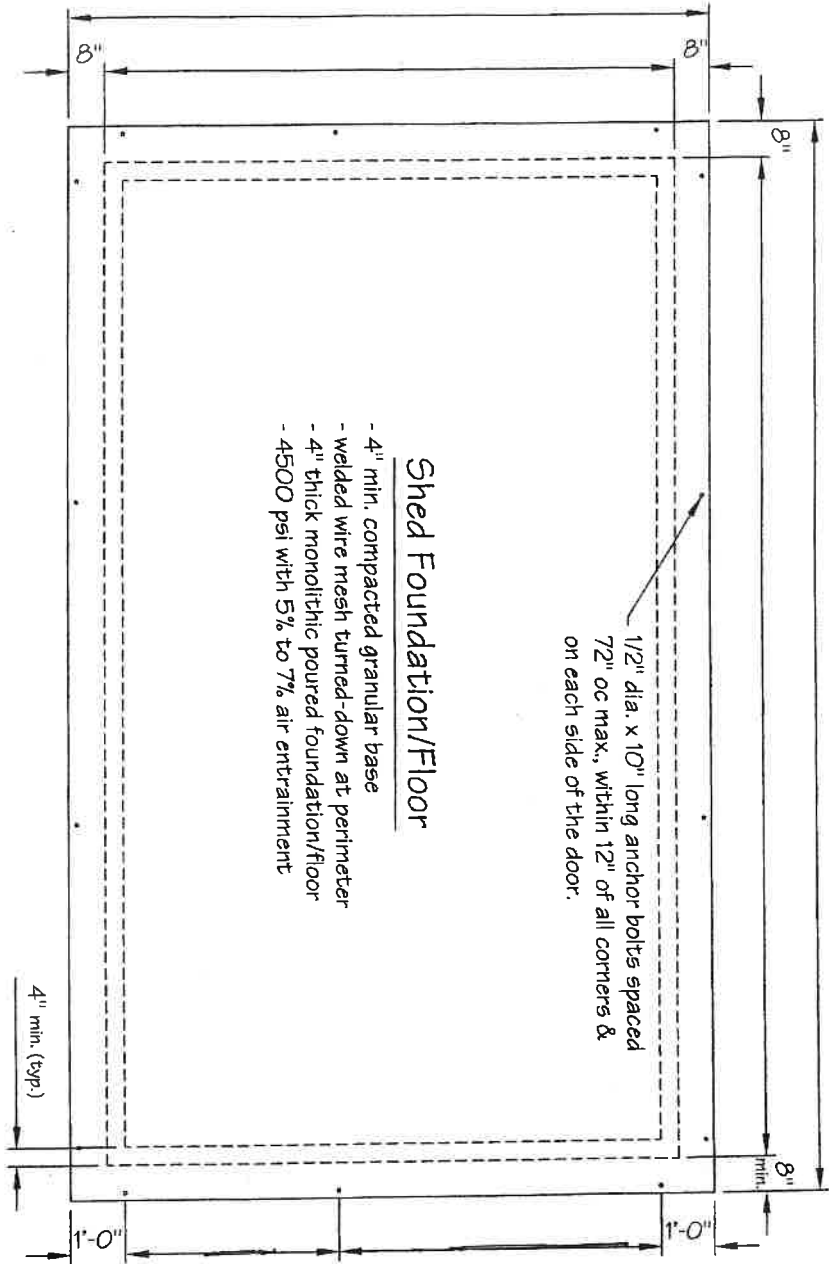
The maximum size of a shed is determined by the lot coverage ordinance, but may not exceed the square footage of the house minus any other accessory structure.

### **INSPECTIONS REQUIRED:**

A prepour inspection is required prior to pouring the concrete. All projects require a final inspection. Please contact the office for scheduling at (847) 746-4018.

**Please see other side for foundation and anchor bolt plan.**

# Foundation & Anchor Bolt Plan



## Shed Foundation/Floor

- 4" min. compacted granular base
- welded wire mesh turned-down at perimeter
- 4" thick monolithic poured foundation/floor
- 4500 psi with 5% to 7% air entrainment

Date:

Property Owner: Name, Address & Phone Number  
 Contractor: Name, Address & Phone Number  
 Designer: Name, Address & Phone Number  
 Project Location: Address