Shed Requirements

1) Less than or equal 64 square feet
   • Does not require a building permit

2) Greater than 64 square feet to maximum 400 square feet
   • One-story only
   • Requires a building permit
   • Site plan required with height of existing house and shed noted
   • Construction plans NOT required
   • Maximum eave height (side wall) of 10 feet
   • Requires level ground or CMU blocking on slope grade
   • Auger type anchors in each corner

3) Greater than 400 square feet
   • One-story only
   • Requires a building permit
   • Site plan required with height of existing house and shed noted
   • Construction plans required
   • Requires footing 30 inches below grade (frost line)

4) Two-story shed
   • Requires a building permit
   • Site plan required with height of existing house and shed noted
   • Construction plans required
   • Requires footing 30 inches below grade (frost line)
   • Storage use only at upper level
   • Ladder access permissible

NOTE:

• Sheds requiring a building permit located less than 5’-0” from property line shall have a 1-hour rated wall with 5/8” type “X” gypsum board on both sides of wall.

1. MINIMUM 2x4 STUD WALL
2. 5/8 INCH. THK. TYPE ‘X’ GYPSUM BOARD
3. 5/8 INCH. THK. TYPE ‘X’ GYPSUM BOARD
4. JOINTS AND NAILHEADS