



Building Safety Division
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Office Hours:
7:30 – 8:30 A.M.
3:30 – 4:30 P.M.

Residential “Shed” Plan Review Checklist

In accordance with the 2009 International Residential Code

**THIS IS AN INFORMATIONAL HANDOUT ONLY
NOT TO BE USED AS SUBMITAL WITH APPLICATION**

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Requirements for sheds greater than 120 square feet (Sheds one story and less than 120 square feet – no permit required)

- Provide a site plan showing measurements from the shed to the property lines and any other structures.
- Provide the dimensions and square footage of the shed.
- Indicate the construction type of the shed. (I.e. Pre-built metal or wood frame or if not pre-built, provide construction details.)
- All accessory structures over 120 square feet other than detached garages shall be secured to the ground at all corners to prevent lateral movement and uplift, which may consist of screw-in anchors, steel posts on inside corners, anchor bolts to a concrete floor or any approved ground anchoring system.
- Projections beyond the exterior wall shall not extend over the lot line.
- Exterior walls with a fire separation distance less than (<) 5 feet shall be 1 hour rated tested in accordance with ASTM E 119 or UL 263 with exposures from both sides.
- Projections with a fire separation distance greater than or equal to 2 feet to 5 feet shall be 1 hour rated on the underside.