

## **BUILDING A STORAGE SHED**

If you are building a Storage Shed 120 square feet or less of roofed area, a building permit is not required, but you must meet the minimum set back requirements. See item #2.

To obtain a building permit for a Storage Shed **OVER** 120 square feet of roofed area, you must provide us with a plot plan showing where the structure is to be located on the lot with the distances noted to the lot lines. (Plot plan forms are available from the Building Division.) All buildings on your property must be shown on this drawing.

1. Locate property lines exactly. Estimates are not acceptable. We will request you to show us lot pins when we come out for an inspection. A permit will not be issued if there is any doubt as to where they are located.
2. Your storage shed must be located a minimum of 3' from side and rear property lines and a minimum of 4' from the house or any other buildings on your lot. Corner lots have different requirements. See the City Planner for details.
3. Check with the Engineering Division regarding any easements. A building cannot be placed over an easement.
4. Any driveway, sidewalk, or utility work in public right-of-way requires an approved right-of-way excavation permit. See the Engineering Division.
5. The building permit fee is based upon the valuation of the storage shed, material plus labor (even if you build it yourself).  
A typical storage shed valuation is figured at a minimum of \$10.00 per square foot.  
Example: 10' x 14' = 140 square feet  
140 sq. ft. x \$10.00/ square foot = \$1,400 for a permit fee of \$45.75.
6. Sheds over 120 Sq. Ft. in size must be built upon a concrete monolithic slab.
7. An electrical permit is required for any wiring done in the storage shed. The permit fee is based upon how many circuits are installed. (A minimum \$15.00 electrical fee will include 3 circuits.) All outlets must have G.F.C.I. protection.
8. You will be responsible for calling this office to arrange for inspections of your storage shed. Electrical work requires an inspection also. Be sure to call for a FINAL INSPECTION once construction is complete.
9. All structures located in the rear yard shall not cover more than 40% of the required rear yard setback area.

There are only basic minimum guidelines. For further information or if you have any questions call the Building Division at 792-6622.