



Storage Sheds

Requirements:

1. A completed permit application.
2. A plat of survey indicating the size with dimensions and proposed location of the shed from the property lines.
3. Two copies of a detailed framing plan.

General Guidelines:

➤ Piers

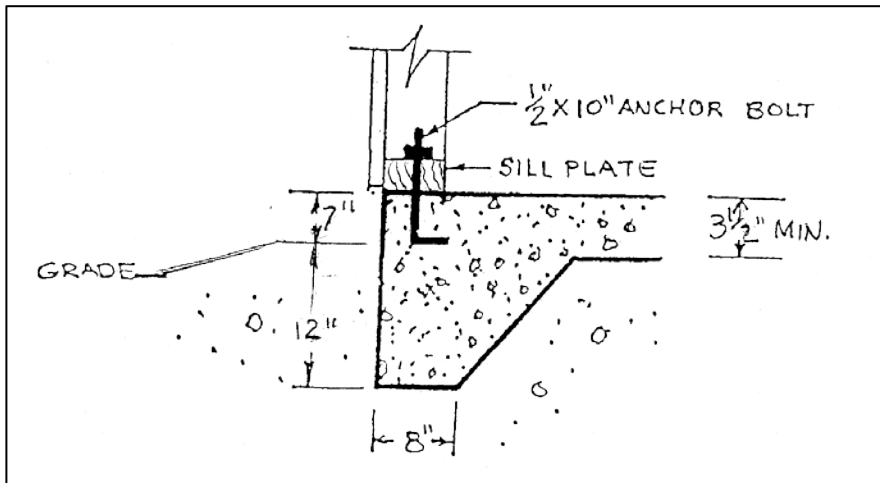
Minimum depth is 42 inches below grade.

Minimum of 8 inches in diameter or 10 inches square.

Posts encased in concrete are required to have 2" embedment on all sides.

➤ Posts

All posts resting on concrete piers must be securely anchored with galvanized fasteners or a ½ inch J-bolt 10 inches long.



➤ Concrete Slabs

½ inch bolts located 6 feet on center into concrete, not more than 12 inches from corners, shall extend a minimum of 7" into the concrete. (see diagram)

In place of concrete slab, sheds of sufficient weight and having adequate floor framing may be placed on pressure treated lumber as a foundation when in

contact with grade. They must be anchored to the ground in an approved manner.

Note:

All lumber within 6”inches of finished grade or in contact with concrete shall be treated.

- Shed shall be located not less than 3’ from side and rear lot lines, and 50’ from front lot line or lot line abutting a street.
- Shed shall not be located closer than 3’ from principal building if shed is of masonry, non-combustible construction, or 10’ if of frame construction; except that a shed with a ground floor area of no more than 120 square feet and a mean height not exceeding 8’ shall be adjoining but not fastened to the principal building if of noncombustible construction and has a concrete floor.
- Electrical installations shall be done per the adopted codes and shall require inspections. Contact Village Code Official for any specific code compliances etc.
- The height of a shed is limited to a maximum height of 12 feet.
- The total ground area of all accessory structures, other than detached motor vehicle storage (garages), shall not occupy more than 30% of the required rear yard or 220 sq feet maximum.
- Sheds may not be placed in any utility easement, required front yard, or required side yard.
- Only one shed per lot is permitted.
- Sheds of pressed board siding must be painted or stained prior to final inspection.

Required Inspections:

- Post Hole/slab-prior to placement of any concrete.
- Rough Electrical-After electric is installed but prior to being buried.
- Final-Upon completion.

Permit Fees:

The fee for this permit shall be \$50.00 for residential.

Note: A fee for plan review may be applicable.

**If you have any questions, please contact
The Village of East Dundee Building Department at (847) 426-2822.**

Individual subdivision covenants may have special requirements.

**YOU MUST!
CONTACT J.U.L.I.E.
48 Hours Before You Dig!
1-800-892-0123**

Excluding Saturdays, Sundays, and Holidays