



STORAGE SHED

COMMUNITY DEVELOPMENT PERMIT REQUIREMENTS

REQUIREMENTS:

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

Note:

- Computer generated framing plans provided by retail outlets may not provide the required information. We recommend providing a copy of this information sheet to them to possibly enable the retailer to provide better information on their plans to indicate compliance.

GENERAL GUIDELINES:

➤ Piers

Minimum depth is 18 inches below grade.

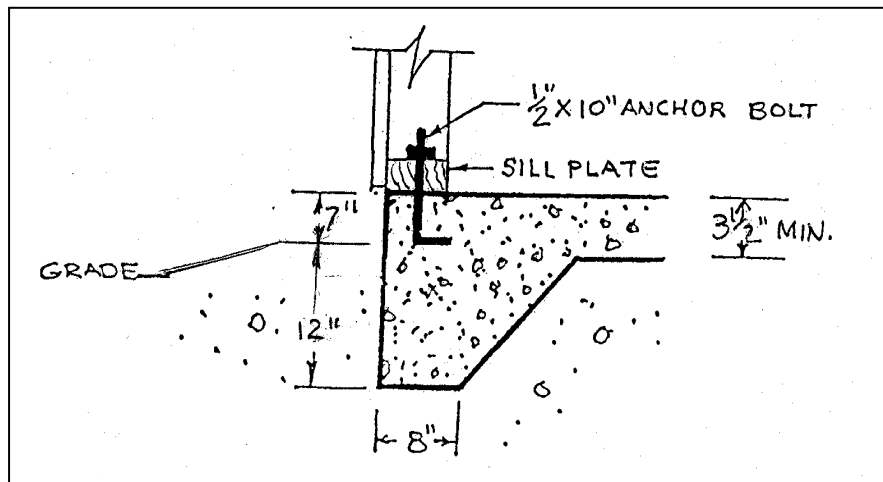
Minimum of 12 inches in diameter or 10 inches square.

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.

Sill plates shall have a minimum of 2 anchor bolts per plate, spaced not more than 6' apart and located within 12" inches of any end plate.



Note:

- All lumber within six inches (6”) of finished grade or in contact with concrete shall be treated.
- Shed shall be located not less than the following distances from a front lot line or lot line abutting a street:
 - one hundred feet (100') in the RE-1 district;
 - seventy five feet (75') in the RE-2 and RE-3 districts; and
 - fifty feet (50') in all other districts.
- Sheds containing less than two hundred twenty (220) square feet shall not be closer to the nearest wall of the principal building than three feet (3'), and only if all aspects of the accessory building conform to applicable building and fire codes.
- A detached accessory building or structure in a rear yard shall be not less than (3') from a lot line.
- 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 no more than 220 sq feet, whichever is less.
- 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.
- Pre-fab sheds – All structures must be supported on a footing –e.g. 18” concrete piers in the ground at each corner. Structure must be attached to piers.

REQUIRED INSPECTIONS:

- Post Hole/Slab – Prior to placement of any concrete.
- Rough Electrical – After electric is installed but prior to being buried.
- Final Shed & Electric – Upon completion.

PERMIT FEES:

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

Note: A fee for plan review may be applicable.

Individual subdivision covenants may have special requirements.

**If you have any questions please contact
the West Dundee Building Department at (847) 551-3805**

**CONTACT J.U.L.I.E.
48 Hours Before You Dig!
1-800-892-0123 - excluding Saturdays, Sundays & Holidays**