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SHED / DETACHED GARAGE GUIDE

Effective July 1, 2010

This handout has been created to serve as an information tool to individuals wishing to erect a shed or a detached garage accessory to a single family dwelling. This is intended only as a guide for plan submittal and as an aid to the minimum information needed to submit for an application for a building permit. This is by no means all-inclusive, and additional information may be needed in order for the Building Department to process your building permit application. Please take a moment to ensure the items listed below are included in your submittal package. Failure to submit all the information requested may result in delays in processing your permit application.

Detached structures for uses other than sheds require permits regardless of size.

Sheds \leq 200 square feet do not require a building permit. Utilities, such as electricity, will require a permit for the applicable use. Depending upon the size of the shed, specific setback and height requirements must be met per the Land Development Code 17:15. All accessory structures (i.e. sheds) must be 10 feet behind the deepest portion of the front plane of the house.

Sheds that are \leq 120 square feet and $<$ 10 feet in total height:

1. Can be 1 foot from the side and rear property line, but the structure must be removable.
2. The shed must be at least 6 feet from the house.
3. If the rear yard is adjacent to a street, the shed must be a minimum of 10 feet away from the rear property line.
4. If the side yard is adjacent to a street, the shed must be a minimum of 20 feet from the side property line.

Sheds that are \leq 120 square feet and \geq than 10 feet in height:

1. Must meet the standard setbacks of 8 feet from the side property line and 10 feet from the rear property line.
2. The shed must be at least 6 feet from the house.
3. The maximum height for an accessory structure is 15 feet measured at mid-gable.
4. If the side yard is adjacent to a street, the shed must be a minimum of 20 feet from the side property line.

Sheds $>$ 120 square feet and \leq 200 square feet:

1. Must meet the standard setbacks of 8 feet from the side property line and 10 feet from the rear property line.
2. The shed must be at least 6 feet from the house.
3. The maximum height for an accessory structure is 15 feet measured at mid-gable.
4. If the side yard is adjacent to a street, the shed must be a minimum of 20 feet from the side property line.

The following items must be included in your permit application submittal:

Residential Permit Application

1. Completed building permit application with contact phone numbers and contractor license numbers if applicable. The application must be completely filled out.
2. Proof of ownership. This may be obtained at the Cache County Recorder's office located at 179 N Main.

Site and plat plans

1. 1 copy of plat map. This may be obtained at the Cache County Recorder's office located at 179 North Main.
2. Copies of the building site plan (plot plan).
3. The site plans must show all property lines, all easements and right-of-ways, setbacks, all existing structures and proposed structures. Measurements must be provided.

Construction documents/plans (sample plans are attached):

1. Show footings and foundations. Specify size, depth, width, and steel placement/spacing. Show locations of hold-down straps.
2. Floor plan and layout with dimensions. Show doors, windows, foundations straps, bracing details, etc.
3. Show electrical breaker panels, outlets, lights switches, etc.
4. Specify framing materials, roof framing details, and anchoring methods.
5. Submit engineering if required by code.
6. Show any heating or plumbing.
7. Show cross sections and elevations.

Please note that plans cannot be accepted for review without the information listed above.

Incomplete submittals cannot be accepted.

Single Family Residential One Story Detached Garage

Directions

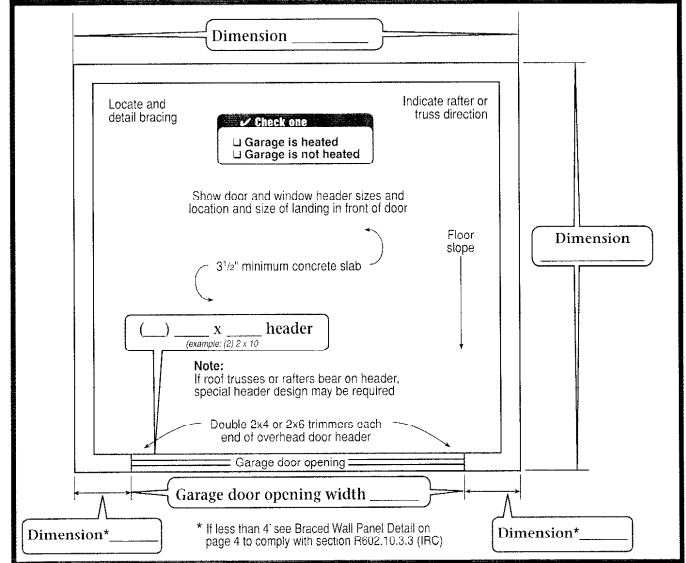
1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

Address: _____

2. Indicate in the check boxes on page 3 which details from page 4 will be used.

Note: Heated garages will require insulation, such as ceilings, walls, and foundation.

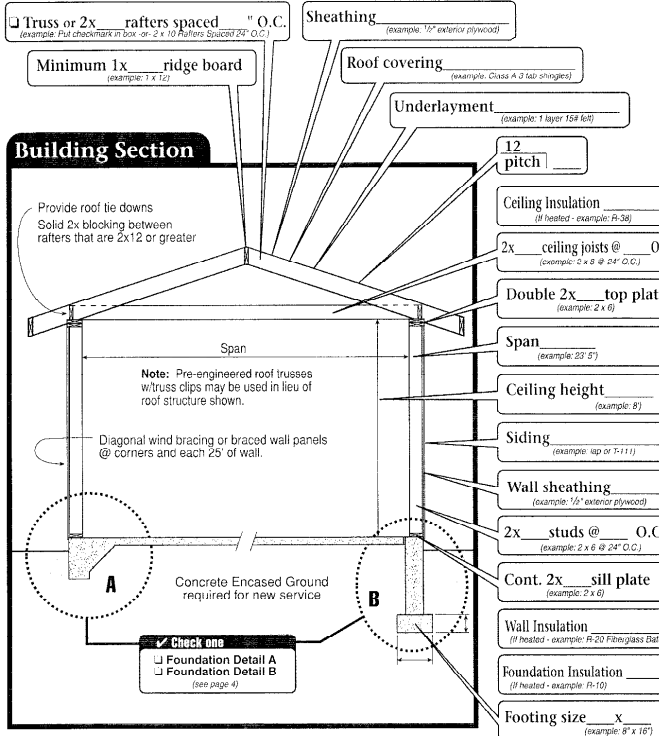
Floor Plan



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Single Family Residential One Story Detached Garage

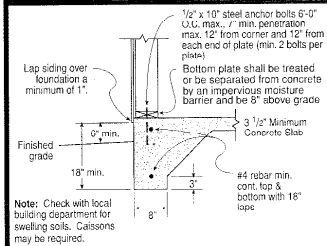
Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.



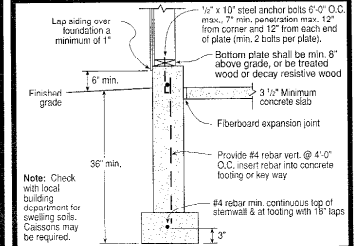
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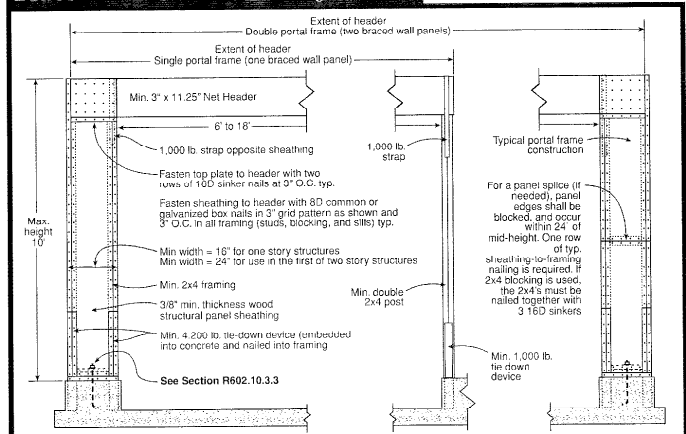
Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail figure 602.10.3.3



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