



STORAGE SHED

A building permit is required for the construction of a storage shed.

SUBMITTAL DOCUMENTS

- 1) Completed permit application;
- 2) Plat of Survey (3 copies) showing the location and dimensions of all existing structures/improvements on the property and the location of the proposed storage shed;
- 3) Drawing, Plan, or Manufacturers Brochure (3 copies) showing construction details, including material types and method of construction.

REQUIREMENTS:

- 1) It is the responsibility of the homeowner/contractor to arrange to have the underground utilities located before any digging. The number for J.U.L.I.E. is 1.800.892.0123. J.U.L.I.E. requires 48 hours notice before digging.
- 2) The building permit fee for a storage shed consists of the following...

Permit Fee	= \$6.00 per \$1,000.00 with a minimum fee of \$30.00,
Plan Review Fee	= \$30.00 minimum fee,
Building Bond	= \$100.00,
Total Minimum Fee	= \$160.00.

The bond is refundable upon completion and approval of the project in accordance with all applicable City Ordinances. All fees and bonds must be paid before permit issue. No work shall begin without a permit. If work begins without a permit, permit fees may be doubled.
- 3) It takes approximately one week to process permit applications and issue the permit. You will be called when the permit is ready for pick-up.
- 4) It is the responsibility of the homeowner, occupant, or the contractor on completion of the shed to call and arrange a final inspection with the Building Department. A minimum 24-hour notice is required when scheduling any inspection. The number to call is 630-393-9050.

REGULATIONS:

- 1) Sheds are accessory buildings
- 2) Sheds are permitted in rear yards only.
- 3) Sheds are not permitted in any type of easement.

REGULATIONS: (Continued)

- 4) Maximum shed height in Residential Districts:

On Lots <18,000 sf.	23 feet*
On Lots 18,000 sf. – 40,000 sf.	24 feet*
On Lots >40,000 sf.	27 feet*
In R-6 Districts	18 feet
- *Maximum eave height shall not exceed ten (10) feet. The eave height shall be the vertical dimension between finished floor and the top of the lowest edge of roof plywood.
- 5) The proposed shed must be a minimum of ten (10) feet from the principal building and any other accessory structure.
- 6) Sheds must be a minimum of three (3) feet from rear and/or interior side lot lines.
- 7) Maximum ground floor area of any accessory building and cumulative for all accessory buildings on the property in Residential Districts shall not exceed:

On Lots <18,000 sf.	650 sf.
On Lots 18,000 sf. – 40,000 sf.	825 sf.
On Lots >40,000 sf.	2.5% of the lot size, up to a maximum size of 2,000 sf. (cumulative for all accessory buildings on the lot)
- 8) Sheds are subject to the maximum lot coverage (different in each zoning district) maximum coverage required (20% maximum allowed) and maximum coverage of area of actual rear yard outside of required yard (40% maximum allowed).
- 9) All sheds larger than 120 sf. shall be anchored to a 10” deep by 20” wide thickened edge slab with a concrete slab not less than 4” thick. (Refer to diagram on last page.)
- 10) A final inspection is required upon completion. (Homeowner to arrange)

Things to consider when hiring and working with contractor(s)...

When hiring a contractor it is a good idea to get a written estimate that includes the specific work to be performed, the time frame involved, and your cost.

When making a payment request a detailed receipt of the work and materials you are paying for.

It is also a good idea to request a waiver of lien in consideration for final and full payment. A final waiver of lien waives and releases the contractor’s right to claim a lien for labor, services, or materials furnished for the project.

Issuance of a permit does not exempt you from the rules and regulations of your Home Owners Association (HOA). If your HOA requires you to have their approval prior to filing for a permit and you have not done so, please contact them immediately before commencing work on this project.

[Application for Construction or Use \(Building Permit Application\)](#)

- This pamphlet is to be used as a guide only. There may be certain specific special requirements not indicated in this pamphlet.