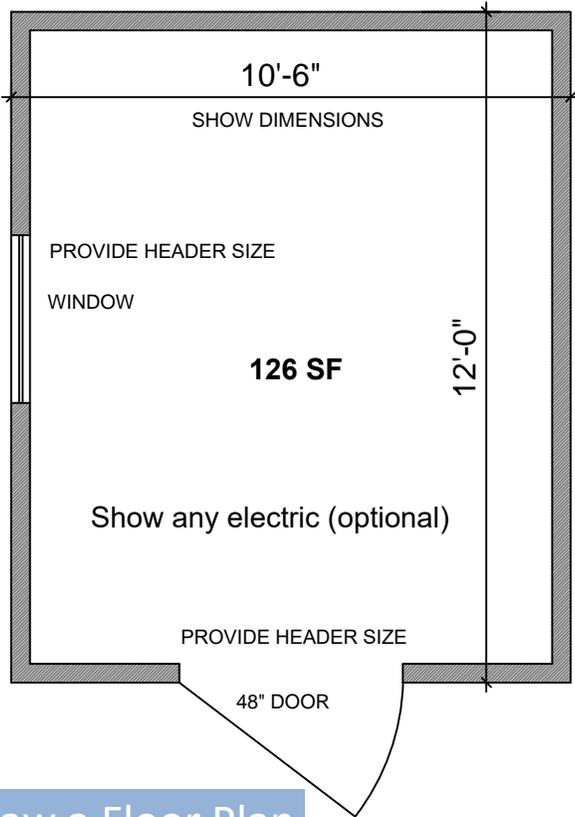


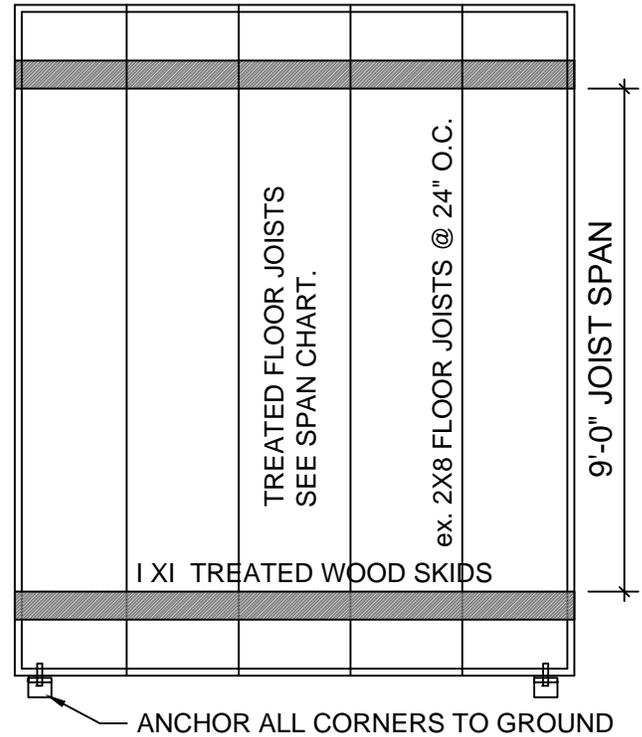
# RESIDENTIAL DETACHED SHED GUIDE

REVISED 7/27/2020

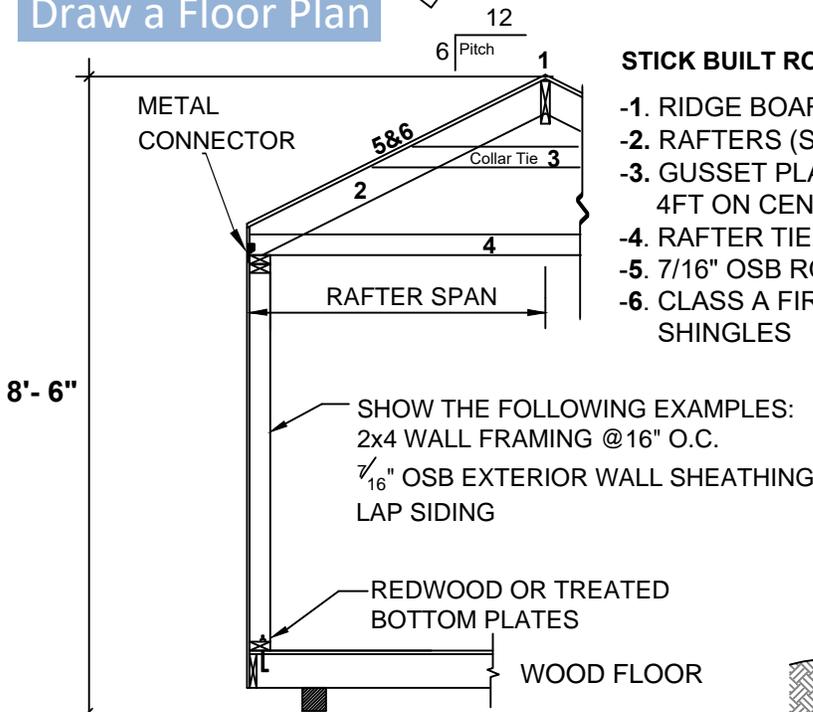
A permit is required for any of the following conditions: Taller than 8 feet (Measured from grade to roof peak), Floor area is greater than 120 square feet, or Located less than 3 feet from any property line.



Draw a Floor Plan

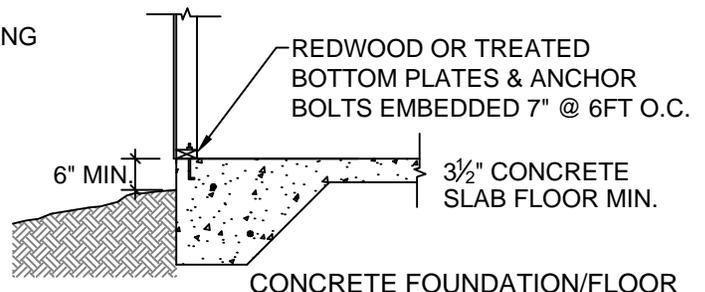


Draw a Floor Framing Plan



**STICK BUILT ROOF:**

- 1. RIDGE BOARD: SAME DEPTH OR GREATER THAN CUT RAFTER END
- 2. RAFTERS (SEE SPAN CHART)
- 3. GUSSET PLATE, RIDGE STRAP, OR COLLAR TIE IN TOP 1/3 EVERY 4FT ON CENTER
- 4. RAFTER TIES/CEILING JOIST AT EACH RAFTER OR ON TOP PLATE.
- 5. 7/16" OSB ROOF DECKING, 15# FELT UNDERLAYMENT
- 6. CLASS A FIRE RESISTANT AND CLASS 4 IMPACT RESISTANT SHINGLES



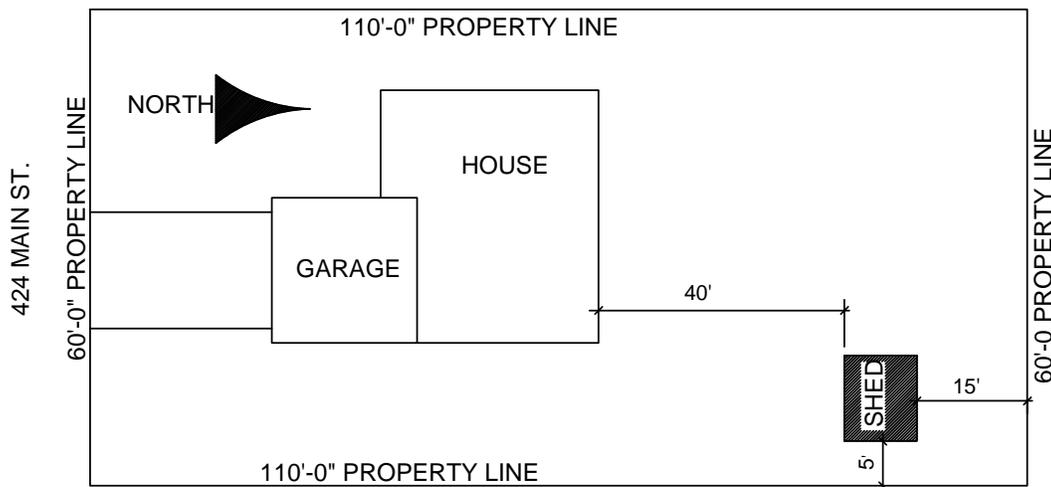
Draw a Section

SCALE (i.e.: 1/4" = 1'-0")

Maximum Roof Rafter Spans (feet and inches)			
Size (nominal)	Center to center member spacing (in inches)		
	12"	16"	24"
2x4	8'-0"	7'-3"	6'-4"
2x6	12'-7"	11'-5"	9'-7"
2x8	16'-7"	14'-11"	12'-2"
2x10	21'-0"	18'-2"	14'-10"
2x12	24'-4"	21'-1"	17'-3"
R802.4.1(1) – Hem fir #2			

Maximum Floor Joist Spans (feet and inches)			
Size (nominal)	Center to center member spacing (in inches)		
	12"	16"	24"
2x6	10'-0"	9'-1"	7'-11"
2x8	13'-2"	12'-0"	10'-2"
2x10	16'-10"	15'-2"	12'-5"
2x12	20'-4"	17'-7"	14'-4"
R502.3.1(2) – Hem fir #2			

## Use Span Charts to select lumber size



SCALE 1"=20'

## Draw a Site Plan

### Submittal Checklist

1. Electronic PDF plans set (floor plan, section view etc.). Legible and drawn to scale (i.e.: 1/4" = 1').
2. Electronic PDF site plan. Legible and drawn to scale (i.e.: 1"=20').
3. Permit application form filled out (note any electric in description of work)
4. General Contractor, or Completed Homeowner's Affidavit (if residing owner will do the work). (The form is available at Building Services, 281 N. College Ave.)

### Required inspections:

1. Setback and footing
2. Underground electric/plumbing (only if applicable),
3. Rough electric (only if applicable),
4. Rough framing
5. Insulation (only if shed is heated)
6. Final inspections.

### A Stamped Engineer's Letter/Drawings are required at time of submittal for any of the following:

1. Ridge Beam Design (required for roof slopes less than 3:12)
2. Barn/Gambrel shaped roofs
3. Wall height greater than 10ft
5. Prefabricated structures
6. Foundations for lean-to shed additions that are attached to another building (submit as an Addition Permit).