

Portable Sheds, Yard-barns, & Carports



Pre-constructed yard sheds or site built carports that are under 200 sq. ft. in total area and that will not have electricity **DO NOT** require a building permit.

Pre-assembled outbuildings **over 200 square feet or Over 12 feet in width** (I.E. Roof Span) **DO** require a building permit and turn-down concrete footings or anchors as follows:

One 24" ground anchor at each corner and at least every 12 lineal feet. (36" ground anchors required in light soil)

Anchors attached to treated 4" lumber with 1/2" x 3-1/2" lag screws or equivalent fasteners.

Pre-constructed yard sheds or site built carports over 200 sq. ft. in area, but less than 1250 sq. ft. in area. **DO NOT** require full construction documents. Instead, Manufacturer data that shows the intended model has been designed to meet 2015 IRC standards for our local Ground Snow Requirements (25lbs) and local maximum design wind speed (115mph). If mfg technical data sheets are submitted showing a range of models& options, all pertinent data must be marked, highlighted, or otherwise identified.

Any structure that is over **1,250 sq. ft.** in total area **DOES** require a building permit **AND** full frost footings.

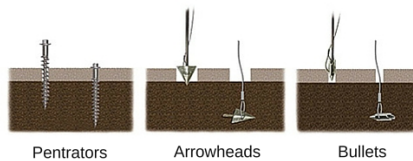
Outbuildings less than 10 feet from a residence require 1/2" gypsum board or equivalent applied to the interior side of exterior walls that are within this area. (Table R302.6 _ 2015 IRC)

All permitted outbuildings require a site plan, are subject to setbacks and zoning restrictions and must be located in the side or rear yard only.

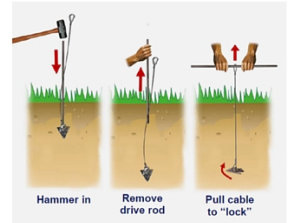
Additional permits are required for electricity or plumbing.

Shed Anchors

Anchor sheds into asphalt or soil with 3 anchor types



Use a drive rod to install arrowhead and bullet anchors. Drive with hammer or impact wrench.



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