

RESIDENTIAL SHEDS

Questions call: Phillip Long (815) 979-6046

This document is for information only.
You will need to fill out a
Building Permit Application.
Costs involved: Permit Fee and Inspection Fee

CONSTRUCTION SPECIFICATIONS

Construction Standards: All storage sheds shall have adequate support and shall be secured to prevent lateral movement and uplift.

- Framing material below flooring shall be pressure preservative treated.
- Size – shall not occupy more than 30% of rear yard.

Prohibited Areas: No storage shed shall be constructed or maintained in any required front yard, side yard or corner side yard.

LOCATION

CALL J.U.L.I.E. (1-800-892-0123) PRIOR TO DIGGING

- The builder/owner is responsible for location of building according to approved site plan, property lines, easements & setbacks.
- Sheds in rear of lot require a minimum of 6' side yard & 6' rear LOT LINE setback.
- Sheds in the rear of the lot that abuts the side yard of an adjacent lot shall not be closer than 6' from that side yard.
- Sheds on a corner lot shall conform to setback requirements of the side street.
- No accessory building shall be constructed, until construction of main building has started & accessory building shall not be used unless main building on lot is used.
- **No shed shall be placed in a drainage way.**
- No permanent shed shall be placed in an easement.

ITEMS TO SUBMIT WITH APPLICATION

- Site plan showing position and measurements from lot lines.
- A list of construction materials or brochure.
- An accurate sketch of the shed showing structural members with dimensions noted.

INSPECTIONS

**INSPECTIONS ARE SCHEDULED FOR A.M. OR P.M.,
ANY DAY OF THE WEEK WITH A 48-HOUR ADVANCE NOTICE.**

- Final (shed must be unlocked for final inspection).
- Give permit number and address when calling for inspections.
- If inspector needs to return more than once for the same phase of any required inspection, a re-inspection fee will be required to be paid prior to continuing construction.
- Work must begin within 6 months of issuance of permit.
- Permit is valid for 2 years from date of issuance.