

## Shed Guide

Any shed taller than 8 feet (measured from grade to the exterior roof peak) requires a permit.

Any shed exceeding 120 square feet of floor area requires a permit.

Any shed closer than 3ft to an adjoining lot line requires a permit.

Any shed containing more than 10 gal of flammable liquid requires a permit.

### Required Inspections

1. Setbacks & Footings
2. Underground plumbing/electric (if provided)
3. Pre-siding/sheer inspection (schedule as rough-frame) *-prior to installing building wrap*
4. Rough electric/rough plumbing (if provided)
5. Rough Frame
6. Insulation (only if shed is heated)
7. Final Inspections

*Inspectors need to see all connections. Multiple rough frame inspections will need to be scheduled if using concealed connectors. ....*

<https://www.fcgov.com/building/inspections.php>

### Submittal Checklist (all documents must be in PDF format)

- Permit Application (Name PDF: *Apps – Address – v1*): include square footage of the shed and note other work is included (electrical/plumbing).
  - Homeowner Affidavit (for homeowner builders)
- Site Plan (Name PDF: *Site Plan – Address – v1*):
- Plans (Name PDF: *Plans – Address – v1*):
  - Floor Plan
  - Section/side view
  - Roof framing plan
  - At least 1 *before* photo showing where x will be located.
- Plan check fee is due at submittal
  - See step #6 [here](#)

**Engineered and stamped structural plans or letter are required to be submitted for any of the following conditions:**

1. Ridge Beam Design (required for roof slopes less than 3:12)
2. Gusset plates (instead of ridge boards)
3. Barn/Gambrel shaped roofs
4. Wall height greater than 10ft
5. Prefabricated structures
6. Kits that do not meet prescriptive framing per this handout and the current International Residential Code
7. Foundations for lean-to shed additions that are attached to another building (submit as an Addition Permit)
8. Materials not addressed in code
9. Designs outside of those presented in code

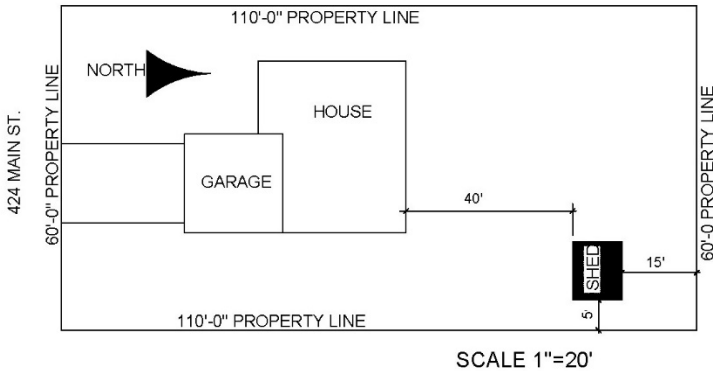
# Shed Guide

Provide the following drawings. All plans must be to scale. (example .: ¼ inch per foot). Can be hand-drawn, but PDF format

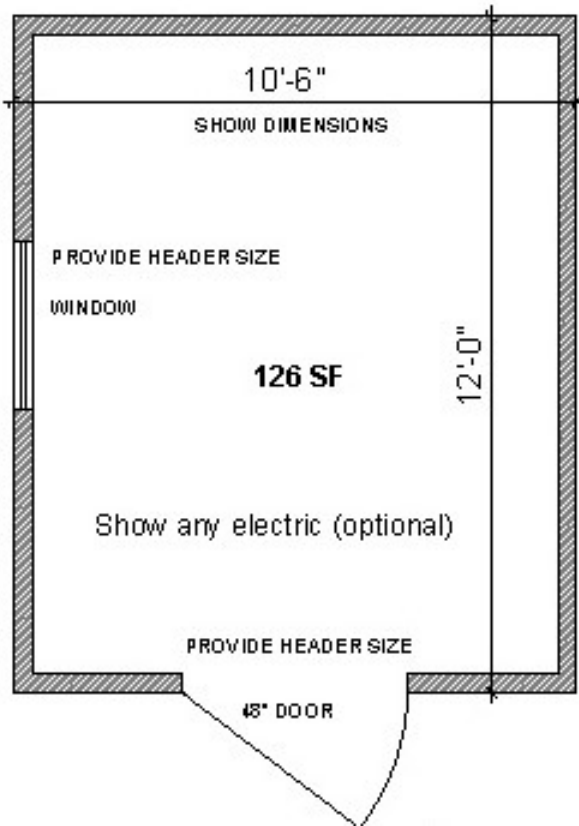
## Site Plan

### Site Plan Requirements:

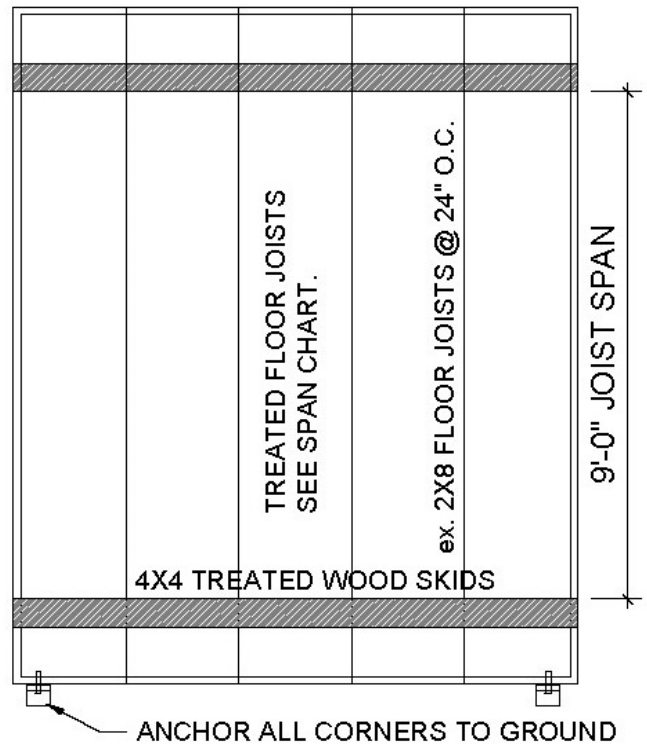
- Show location of the new shed in relation to the house
- Provide measurements from shed to property lines and other structures
- Show overall length and width of the shed
- Newer homes may have an existing site plan available through public records, which can be used to create the NEW site plan. <http://citydocs.fcgov.com/>



## Floor Plan



## Floor Framing Plan



Sheds can be installed on a concrete slab or Skids. See next page for concrete detail

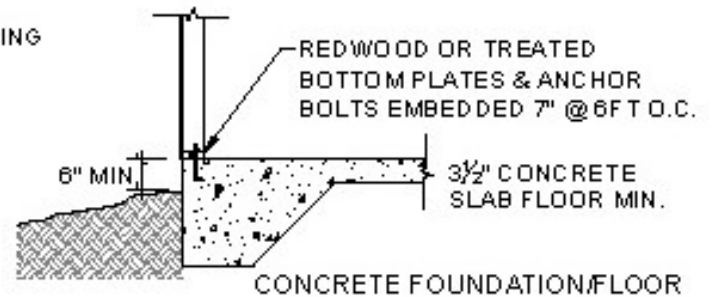
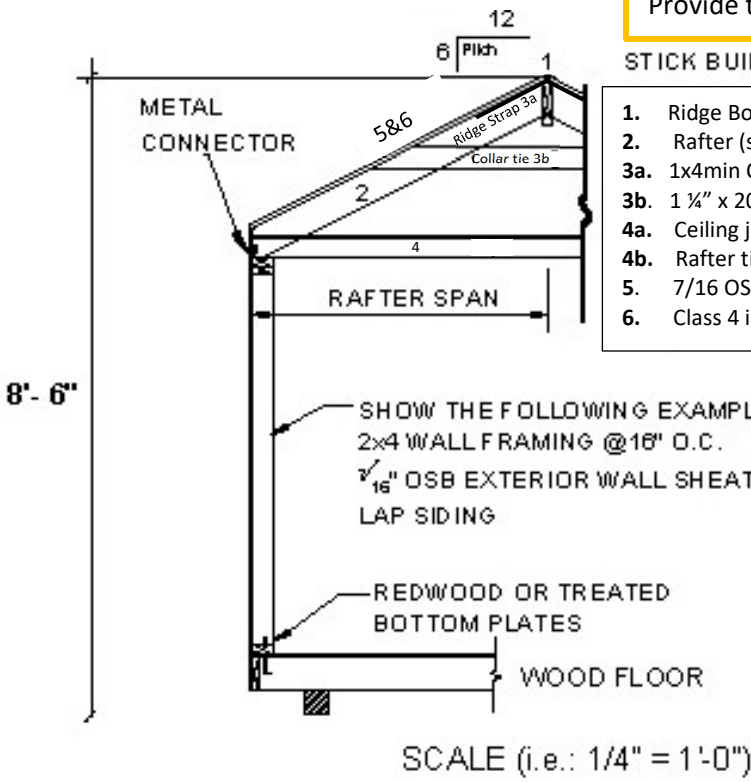
# Shed Guide

## Section & Roof Framing

Provide the following drawings

### STICK BUILT ROOF:

1. Ridge Board: Same depth or greater than cut rafter end.
2. Rafter (see span chart)
- 3a. 1x4min Collar ties every 4ft on center *or*
- 3b. 1 1/4" x 20 gage min. ridge strap (3) 10d common nails per rafter
- 4a. Ceiling joists fastened to the top plate *or*
- 4b. Rafter ties, min. 2x4 at max. 24" o.c.
5. 7/16 OSB Roof decking, 15# felt underlayment
6. Class 4 impact resistant shingles and Class A Fire resistant roofing material.



**Code Access** <https://www.fcgov.com/building/codes.php>

## Span Charts

ROOF RAFTER CHART *			
Maximum Roof Rafter Spans for Hem Fir #2 (feet and inches) R802.4.1(1) Interpolated for a 35psf ground snow load. NO CEILING ATTACHED			
Rafer Size	Center to center memberspacing (in inches)		
	12"	16"	24"
2x4	8'-6"	7'-8"	6'-3"
2x6	12'-11"	11'-2"	9'-2"
2x8	16'-4"	14'-3"	11'-7"
2x10	20'-0"	17'-4"	14'-2"
2x12	23'-3"	20'-1"	16'-5"

FLOOR JOIST CHART *			
Maximum Floor Joist Spans for Hem Fir #2 (feet and inches) R502.3.1(2)			
Joist Size	Center to center memberspacing (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"

\*Denotes code updates per the 2021 IRC