

Permit Procedure

Specifications –PLEASE NOTE: This handout is only standard Storage Shed information and other requirements of the currently adopted residential code may apply for specific Storage Shed projects. Please contact the Building Official for any additional code requirements.

Any storage accessory building greater than 150 square feet is considered a detached garage, please refer to that handout for more information.

All applicants must submit completed permit application, estimated cost of construction and a plot plan sketch showing the size and location of all existing structures (house, sheds, pool, fencing etc) and the proposed storage shed with dimensions from the property lines. Additional information required upon application includes;

1. A detailed framing plan.
2. Call out spacing, size and show direction of layout for ceiling joists, rafters and/or trusses.
3. Provide Illinois roofing license number for any contractor hired to do roofing on the project.
4. Before digging call J.U.L.I.E. at 1 800 892 0123.
5. Building permits for storage sheds \leq 150 sq. ft. are \$25.00.

Inspection Requirements

The City currently enforces the International Residential Code for single-family and its accessory structure construction. Check with Inspection Division to find the latest edition we have adopted. Inspections must be scheduled for the following items:

- 1) FINAL/ANCHORING-After storage shed is completed and anchored.
- 2) ELECTRICAL ROUGH-if installed, requires separate permit.

Zoning Requirements

If detached structure will be more than 10 feet from the residence, then the storage shed needs to be three feet from rear and side property lines to the overhang.

If storage shed will be within 10 feet of residence, it shall have the same setbacks required for the residence.

Storage sheds should be placed at least 4 feet from other structures.

Corner lots are different, they have two front yards and must meet both front yard setbacks required in the zoning district in which the property is located.

Accessory buildings (includes all detached garages and sheds) may only cover up to 30 percent of a rear yard or 2,000 square feet (whichever is less) . No more than 3 accessory buildings are allowed on a lot.

Structures must be kept out of any utility and drainage easements as shown on the Plat of Survey for the property.

Storage Sheds

Specifications

Foundation: Permanent foundations are not required for storage sheds 150 sq. feet or less. The floor must be one of the following: pressure-treated wood, metal, concrete, asphalt, brick, rock or gravel.

Sheds must be anchored in one of the following manners: Bolting into concrete, screw anchors at each corner, or an approved equal.

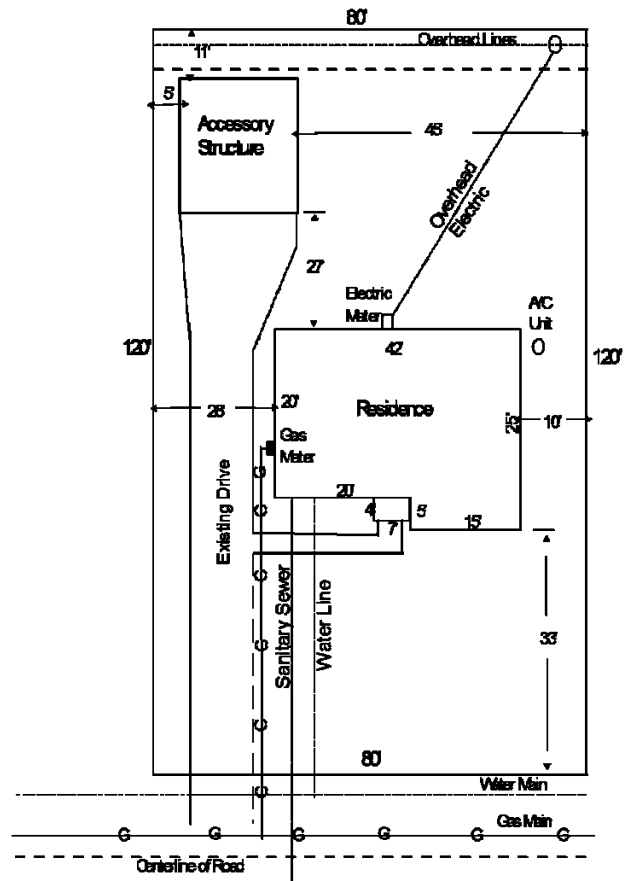
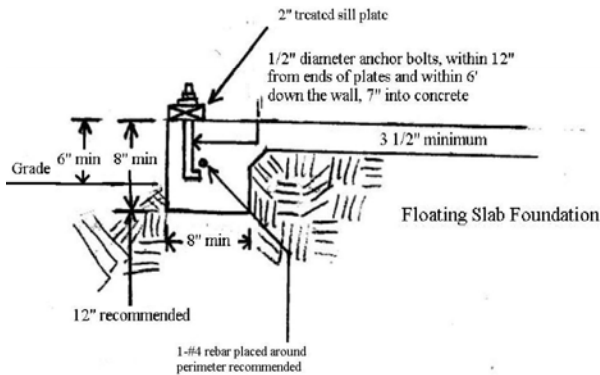
A floating concrete slab may be utilized in one-story accessory buildings, provided (see detail below);

The slab covers an area of 1,000 square feet or less; it has a lug 8 inches deep x 8 inches wide around the perimeter; no sewer or water lines serve the building; the building is securely anchored to the slab by an approved fashion; the slab and lug must be a continuous pour of concrete.

Fill material: shall not exceed 24" for sand or gravel nor 8" for earth-MUST BE COMPACTED

Adding to existing slab: Min. 1/2" rebar 18" on center placed 6" into existing slab and 18" into new.

Concrete slab shall be a minimum of 3 1/2 " thick.



This handout is meant to be a simplified guide to construction. It does not replace or supersede the City of Galesburg adopted building codes or ordinances. You are still required to construct the building or addition in compliance with those standards.

City of Galesburg Community Development Department PO Box 1387 55 W. Tompkins St Galesburg, IL 61401

Phone: 309 345-3617 Fax: 309 345-5704 www.ci.galesburg.il.us