

## **SHED & ACCESSORY BUILDING REQUIREMENTS**

### **2009 INTERNATIONAL RESIDENTIAL CODE IN EFFECT**

1. A building permit application must be submitted with a plot plan showing the location of the shed, property lines, easements and setbacks from rear and side yards. Sheds cannot be placed in easements, flood plains, wetlands, and/or right-of-ways. Sheds must be constructed using common building practices. Submit either construction drawings or if pre-constructed a brochure from the dealer.
2. The application must be approved and a permit must be issued prior to the start of work.
3. Property line setbacks in a residential zoning district are typically 5 feet for side and rear yards. Setbacks may be increased depending on development requirements and easements. If you are unsure, submit your permit with the setback you prefer and the building inspector will review your application and let you know if you must meet a larger setback.
4. Accessory buildings less than 200 square feet require a zoning permit. Any accessory building over 200 square feet requires a building permit.
5. Any accessory building more than 400 square feet, for block or 601 square feet for light frame construction, must be placed on concrete frost footers.
6. Building construction must comply with standard wood framing practice or engineering will be required.
7. Skunks, rodents, and vermin find areas under sheds on gravel ideal habitat. Every effort should be made to seal off these areas to eliminate this potential health hazard.

Applicant must call PA ONE CALL 3 days before digging 811

## **INSPECTIONS REQUIRED FOR ACCESSORY BUILDINGS**

1. Footing/Zoning/One Call
2. Final - after completion or installation