Shed Construction Guide

Please provide the following Items:
1. **Zoning Approval Letter** and **Permit Application**
2. **Site Plan** (include distances to property lines and other structures)

Section 102 Applicability and Jurisdictional Authority

102.10 Work Exempt From Approval
Approval shall not be required for the following work; however, this work shall comply with all applicable provisions of the rules of the board:
Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed two hundred square feet and playground structures.

403.1 Footer: width _____in., thickness _____in., depth _____in.

403.1 Footer type: (choose one) _____masonry footings, _____ concrete footings, _____crushed stone footings, _____wood foundations, or _____other

404 Foundation type: (choose one)
_____ Wood, _____Slab, _____Crawl, _____Basement

404.2 Sleeper/skid: size _____x_____, spacing _____ft. _____in. o.c., treated (Y/N) _____

403.1.6 Anchorage: (choose one)
_____Earth/ground anchor: quantity _____pcs., spacing _____ft. _____in. o.c.
_____1/2-inch diameter anchor bolts spaced not greater than 6 feet on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to 1/2-inch diameter anchor bolts. Bolts shall extend not less than 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be not fewer than two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section.

502.3 Floor joist: size _____x_____, spacing _____in. o.c.
_____ species, _____grade, treated (Y/N) _____

503.2 Floor sheathing: thickness _____in., type_____, treated (Y/N) _____

602.3.1 Stud: size _____x_____, spacing _____in. o.c.

602.3.2 Top plate: (choose one)
_____ single, truss/rafter required to align with stud
_____ double

602.3.4 Sole plate: size _____x_____, treated (Y/N) _____

604.2 Exterior wall sheathing: _____in. thick, _____type

703.3 Exterior wall covering: _____type

703.2 Water-Resistive Barrier: _____type

802.4 Rafter or truss: (choose one)
_____ Truss: (provide sealed truss drawings at time of inspection)
_____ Rafter: size _____x_____, spacing _____in. o.c., species _____, grade _____
(choose one) _____Ridge strap
_____Collar tie: size _____x_____, spacing _____ft. _____in. o.c.,
Ridge: size _____x_____

802.11.1 Truss/rafter uplift: (choose one)
_____ Hurricane tie
_____ 2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss3-16d box nails (31/2" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails

803 Roof sheathing: (choose one)
_____ Lumber
_____ Structural panel

905 Roof covering: type _____

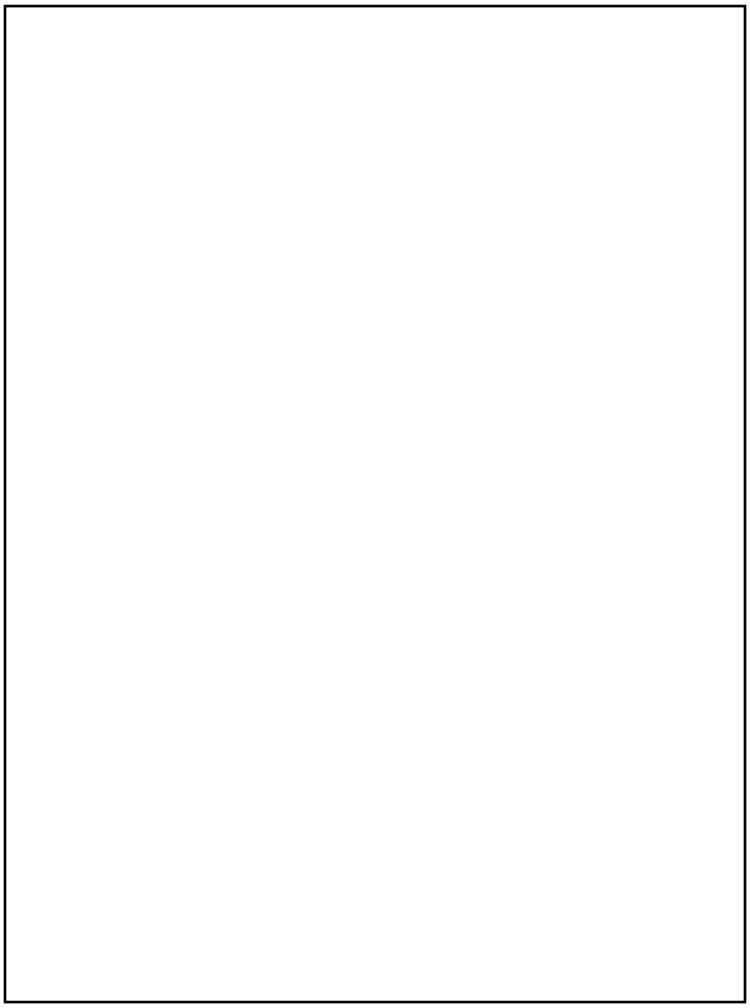
905.1.1 Underlayment: type _____

Shed Floor Plan

Building length
(load bearing walls)
_____ft. _____in.

Building width
(gable ends)
_____ft. _____in.

Total area
_____sq. ft.



*****Not to Scale*****

Provide locations and sizes of doors and headers, locations and spacing of skids/sleepers, footer locations

Chapter 3 Building Planning

Section 317 Protection of Wood and Wood-Based Products Against Decay

317.1 Location Required

Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1.

1. Wood joists or the bottom of a wood structural floor where closer than 18 inches or wood girders where closer than 12 inches to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

Section 403 Footings

R403.1 General

All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other approved structural systems that shall be of sufficient design to accommodate all loads according to Section 301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section 403 or in accordance with ACI 332.

403.1.4 Minimum Depth

Exterior footings shall be placed not less than 12 inches (305 mm) below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Sections 403.1.4.1.

R403.1.4.1 Frost Protection

Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line (minimum of 30”) specified in Table 301.2(1).
2. Constructed in accordance with Section 403.3.
3. Constructed in accordance with ASCE 32.
4. Erected on solid rock.

Footings shall not bear on frozen soil unless the frozen condition is permanent that extend below the frost line.

Exceptions:

1. Protection of freestanding accessory structures with an area of 600 square feet or less, of light-frame construction, with an eave height of 10 feet or less is not required. (minimum 12 inches below the undisturbed ground surface, see 403.1.4)
2. Protection of freestanding accessory structures with an area of 400 square feet or less, of other than light-frame construction, with an eave height of 10 feet or less is not required. (minimum 12 inches below the undisturbed ground surface, see 403.1.4)