

Storage Sheds



Village of Crete Guides

Publication 08-021
Last revision 12/15/2008

Permit Procedure

- ** All applicants must submit a completed permit application.
- ** The submittal must include a copy of your plat of survey indicating the size and location of the shed with dimensions from the property lines.
- ** Applicants are also required to submit two (2) complete copies of the plans including materials, size, framing and design of storage shed.
- ** Computer-generated plans are acceptable provide they include required information.
- ** All contractors involved in the shed's construction are required to be licensed with the Village of Crete.
- ** Call J.U.L.I.E. (Joint Utility Location Information for Excavators) at 1-800-892-0123 prior to digging.

Zoning Requirements

- ** Zoning approval must be obtained prior to building permit review.
- ** Maximum shed size is 200 square feet.
- ** Shed shall be located in rear yards and maintain required setbacks and a minimum 10 feet from dwelling and other accessory structures.
- ** Sheds shall not be located in any drainage or utility easement.
- ** See Village of Crete Zoning Regulations for Accessory Structures for setback, easement and lot coverage requirements.

Building Requirements

- ** All sheds over 32 square feet require a concrete pad foundation consisting of 4" of concrete over 4" of well compacted granular base.
- ** Anchor bolts shall be installed 12" from each corner and then spaced 6' on center.
- ** Sheds must be wood frame or masonry, bolted to a concrete slab.
- ** No sidewall may exceed 14' in length.
- ** Minimum 4" concrete floor reinforced with 6x6 #10 wire screen over a 4" base of well compacted granular fill.
- ** Sill plates shall be pressure treated lumber bolted to the slab. Anchor bolts shall be in minimum of 10" long and not less than 1/2" in diameter spaced 6' on center and not more than 12" from the corners.

Framing Specifications

- ** Minimum 2"x4" studs shall be not more than 16" on center and securely fastened to the bottom plate.
- ** A double top plate shall be used and all material shall be a minimum 2"x4" nominal thickness.
- ** Double studs shall be required at all corners and jamps with an opening more than 3' in width.
- ** Each corner shall be wind braced outward from the top in two directions with a minimum 1x4 diagonal bracing notched into the studs or structural sheathing.
- ** A double 2"x12" header may be used on over-head doors up to 16' in non-load-bearing walls and 12' load-bearing walls.

Electrical Specifications

- ** If installed, an electrical service permit is required.
- ** A minimum of one dedicated 20 AMP outlet shall be installed, and all receptacle outlets must be GFCI Protected.
- ** Underground service wires shall be set a minimum of 12" below grade.

Inspections

- ** A shed location/footing inspection is required prior to erecting the shed or pouring concrete.
- ** Final inspection is required upon completion of the shed.

Code Requirements

- ** Construction and Materials must conform to the following Village of Crete Codes as amended:
 - 2006 International Residential Code
 - 2005 National Electric Code

Notes

- ** **It is the property owners responsibility to properly position and locate any construction work on their property. The Village of Crete assumes no responsibility or liability, and any errors found will be the sole responsibility of the owner to correct.**