

Shed Specifications

Required Documents:

Residential Building Application located on our website at delawareohio.net

* **Shed Plans*** showing floor support system indicating type of lumber, size, spacing and span –wall design indicating type of lumber, size, spacing and exterior covering - roof design and covering - anchoring system if required --if the shed is prefabricated bring in the manufacturer's specifications/ brochure/picture

* **Plot Plan*** (Mortgage Survey) showing residence, shed location, dimensions and distance from property lines. Your plot plan is provided to you with your mortgage/closing paperwork. If you cannot find a copy visit Delaware County Auditor website at www.co.delaware.oh.us and you can search your address and print an aerial view of your property

If using a contractor they must be registered in the City of Delaware

Details:

Maximum size, 720 square feet* and 20' maximum height to ridge. Maximum square footage for all detached accessory structures on one lot is to total no more than 720 sq ft combined

Location: Rear yard only; minimum of 3 ft away from side property lines and 3ft from rear property line. On corner lots, the shed cannot be placed beyond the front building setback line

Do not install shed in drainage easement course or waterway (refer to plot plan)

All lumber within 6in of grade to be pressure treated

Show location of electric service box (if any)

**Types of foundations:

+Frost Proof Footer Foundation:+ required if structure is over 400 sq. ft. or more than 10 ft in height from grade to top of roof

+Slab on Grade Foundation:+ all metal/aluminum sheds must be anchored/secured to the foundation to prevent/aid it from being blown away during normal wind speeds

**Use #15 felt paper on roof sheathing before applying shingles