



Shed Specifications

- 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 paper work. 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
- Completed Application & 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, please bring in the manufacturer's specifications/ brochure/picture so we may copy them for our file*
- Email, mail, fax or drop off all permit application materials needed. After plan review and approval, you will be notified that permit is ready for payment and pickup. Checks made payable to the City of Delaware. Payment due after permit has been approved

Inspections (same day inspection if you call between 8-9 a.m.) After your permit is approved and paid for you will call us to schedule the inspections that will be listed on the back of your permit. Inspections will depend on your scope of work. Permit must be inside shed for inspection.

- Final
- Homeowner does not need to be present

Details:

- Maximum size, 720 square feet* and 20' maximum height to ridge
- Building code: RCO Residential Code of Ohio & City Codified Ordinance
- 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 6" 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
Skid/Timber Foundation: must lay 4-mil visqueen or landscape fabric under skid to prevent/control weeds, pooling water, etc.
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
- Before final inspection protect lumber exposed to the elements, paint or stain, except pre-treated or any decay-resistant lumber (i.e. redwood, black locust, or cedar)
- Final inspection is required before shed is to be used for storage (nothing inside). Please have plans in shed so that they are accessible for the inspector at time of final inspection. No need for homeowner to be present
- Maximum square footage for all detached accessory structures on one lot is to total no more than 720 sq ft combined