

**FREESTANDING/DETACHED UTILITY SHEDS**  
**BUILDING PERMIT REQUIREMENTS**

This guideline is intended to provide the homeowner/contractor with the basic information needed to apply for a building permit to construct or erect a utility storage shed. A permit is required for all sheds that are larger than 120 square feet in area. A shed greater than 400 square feet in area or a proposed roof eave height of greater than 10' shall be designed using St. Louis County Residential Detached Garage Building Permit Requirements handout.

1. Fill out and sign application for a building permit.
2. Submit four (4) separate copies of your plot (site) plan drawn to scale showing structures with the proposed utility shed and its perpendicular distances to the lot lines and from other structures on the lot, if any.  
Site plans must show water run-off (use arrows to indicate flow of water). The location of the shed can not obstruct any swales or natural water run-off.
3. Obtain zoning approval from the St. Louis County Department of Public Works (if unincorporated) or from municipality. In municipalities site plans must be marked "Approved" and Municipal Approval Form submitted prior to permit issuance.
4. Submit four (4) separate complete sets of detailed building construction plans drawn to scale containing the following:
  - a. Foundation and/or Pier Plan @ 1/4" = 1'-0"
  - b. Floor Plan @ 1/4" = 1'-0"
  - c. Building Elevations @ 1/4" = 1'-0"
  - d. Sections and Details @ minimum 3/4" = 1'-0"

Include one of the following in your plan submittal depending on choice of roof framing systems:

- (1) If by conventional method, indicate size and spacing of rafters, ceiling joists, and/or ties on the sections and details included in the plans submitted.
  - (2) If by the "truss" method, submit four (4) copies of the engineer's sealed truss plan which can be obtained from the lumber dealer or the "truss" fabricator. Trusses to comply with AFPA NDS-01 and TPI 1-02.
5. For prefabricated sheds, include 2 copies of manufacturer's brochure and/or assembly instructions in addition to the above building construction plans.
  6. Issuance of a building permit for the project does not authorize construction access to the work site. If the existing driveway entrance to the site is unavailable for construction access, the owner/contractor shall apply for a permit to construct a temporary entrance from the owner of the Right-of-Way.

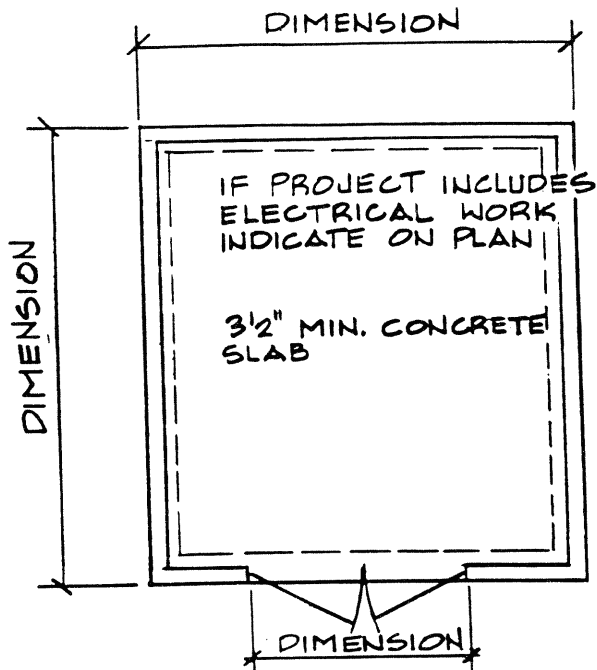
For additional information regarding the criteria in this handout, please contact:

	<u>Contact</u>
General Information	(314) 615-5184
Permit Processing	(314) 615-7155
Zoning Review	(314) 615-3763
Building Plan Review	(314) 615-5485
Right-of-Way Owner	
State	(888) 275-6636
County	(314) 615-8517
Municipality	Municipality

Refer to the attached drawings for typical information and requirements that need to be indicated on your building construction plans.

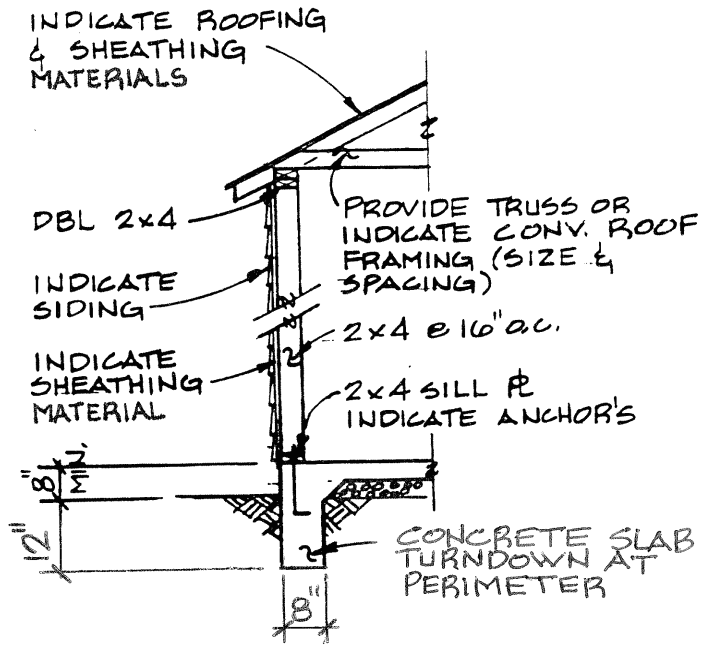
The preceding requirements apply to most projects, however, the Plan Reviewer may determine that unusual circumstance dictate the need for additional information on any particular project.

NOTE: Many Subdivisions have deed restrictions which prohibit utility sheds. Consult your Subdivision Trustees.



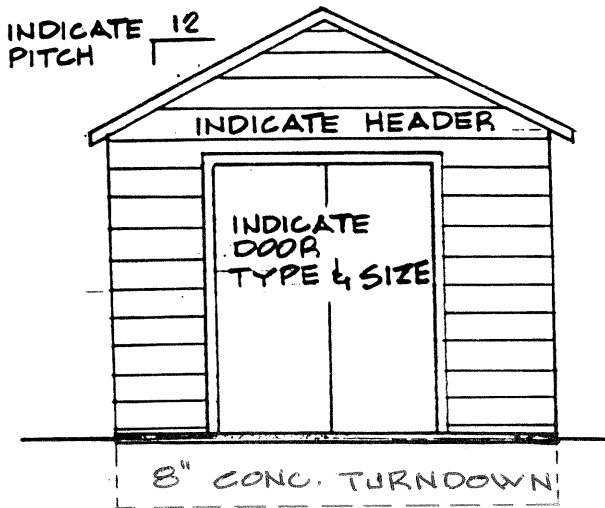
FOUNDATION & FLOOR PLAN

SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



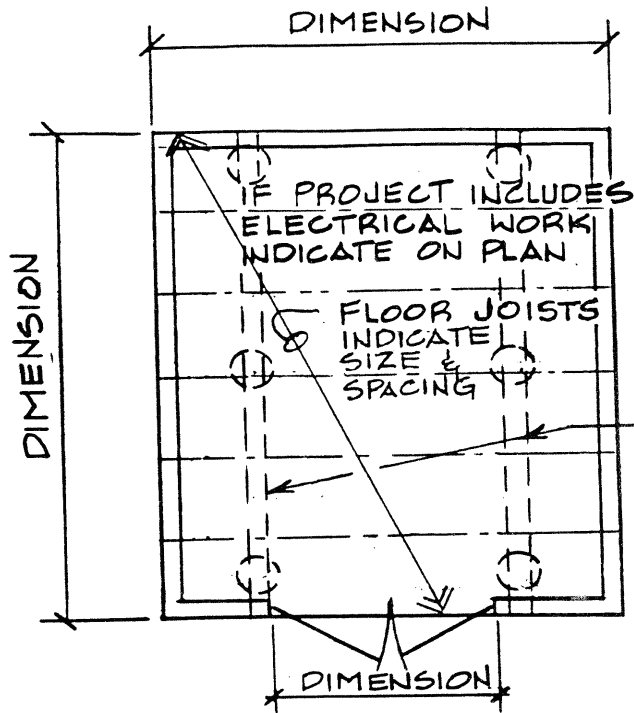
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



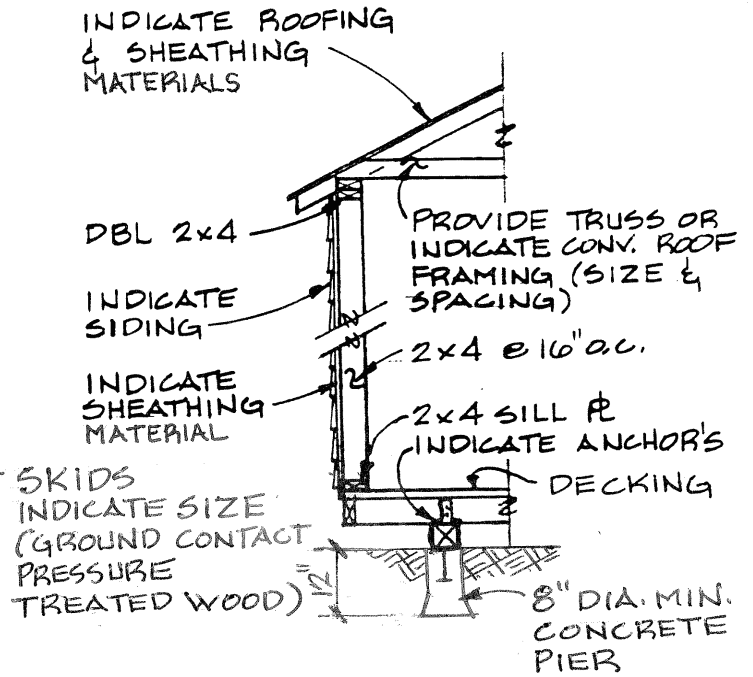
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



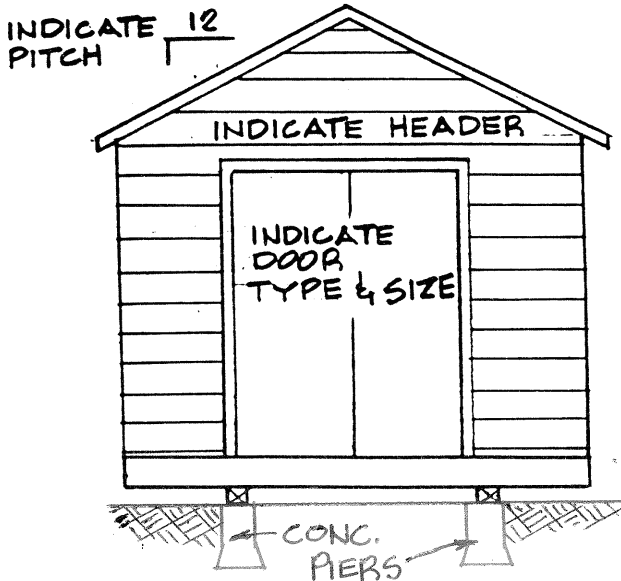
**FOUNDATION & FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**TYPICAL WALL SECTION**

SCALE: 3/4" = 1'-0"



**FRONT ELEVATION**

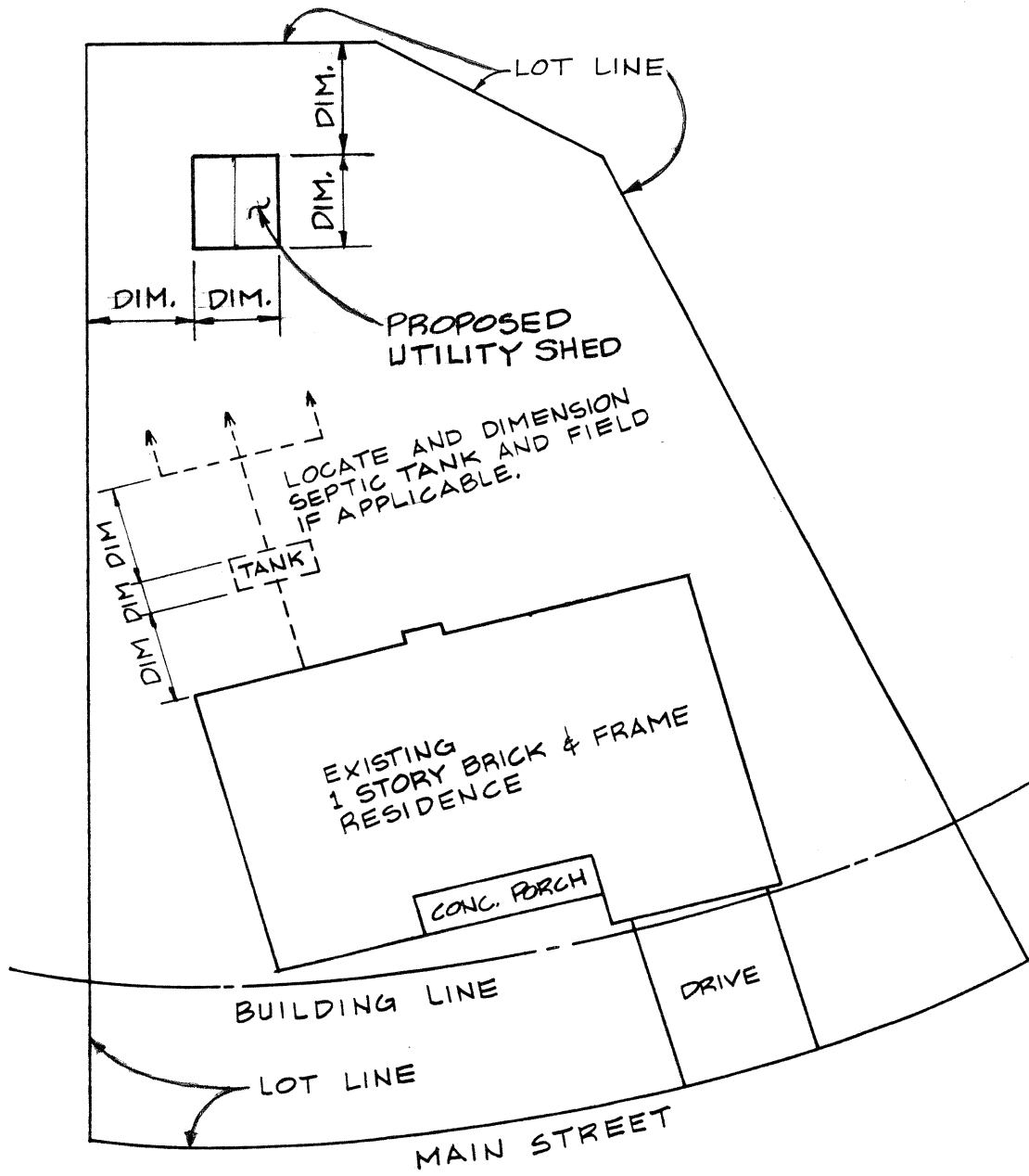
SCALE: 1/4" = 1'-0"



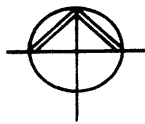
**SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

OWNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
SUBDIVISION \_\_\_\_\_ LOT NO. \_\_\_\_\_



NORTH



TYPICAL PLOT PLAN FOR UTILITY SHEDS  
SCALE: 1" = 20'-0"