

## Residential detached accessory storage sheds

Area of Building (ft2)	Type of Framing	Required Permit <sup>2</sup>	Remove Debris	115 V <sup>ult</sup> wind anchorage	Compacted gravel foundation	Minimum 12" Footing/foundation	Minimum 24" frost depth footing
0-256 <sup>1</sup>	All	Optional	Required	Required	Optional	Optional	Optional
256-400	All	Required	Required	Required	Not Applicable	Required	Optional
400-600	Light framed	Required	Required	Required	Not Applicable	Required	Optional
400-600	Other framing types	Required	Required	Required	Not Applicable	Not Applicable	Required
600+	All	Required	Required	Required	Not Applicable	Not Applicable	Required

Note: Garage and Garage Storage are required to have a non-combustible floor. Wood shed flooring is not considered non-combustible material. Metal buildings requiring that require a permit will require building plans certified by a register design professional.

<sup>1</sup> Buildings less than or equal to 256 square feet, although exempt from the requirement of obtaining a building permit, shall be built per the Virginia Building Code(s). Exemption from permitting in the Virginia Uniform Statewide Building Code does not exempt the minimum setback requirements of Zoning in the Frederick County code. Prior to constructing, an inquiry to Zoning for setback information shall be requested.

<sup>2</sup> Building must meet all the following criteria.

- Less than 256 square feet, including porches or lean to
- a single story with a roof eave height not exceeding 10'
- accessory to an existing or future dwelling
- used for a tool or storage shed, play house or similar uses

Buildings exceeding 256 square feet, exceeding one story, or used for other purposes require a building permit. Electric serving exempt buildings require an electrical permit.

*Please contact the Building Inspections Department for additional information. Thank You*

*Mark A. Fleet, Building Code Official*