



Village of Round Lake Building Department

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SHED REGULATIONS **CALL THE BLDG. DEPT. AT 847-546-0963 FOR INSPECTIONS**

This guide is not a substitute for any Village Ordinances or related documents, but is intended to supplement their use. Always consult the appropriate Village Ordinances for more detailed information.

Approved building permits become invalid unless work commences within 180 days of the issue date or when no inspections have been conducted within 180 days.

Call JULIE at 1-800-892-0123 for location of utilities prior to digging.

No change to the approved plans is authorized without prior written approval by the code official and only the construction indicated on the attached plans is authorized by the issuance of this permit.

PERMIT CHECKLIST:

PERMIT WILL NOT BE PROCESSED WITHOUT THE FOLLOWING ITEMS:

- Building permit application.
- Homeowner's Association approval letter if applicable.
- Contractor's certificate of liability insurance and license if applicable.
- One copy of the plat of survey dimensionally locating the shed with respect to the property lines and any buildings on the site.
- A copy of the manufacturer's installation guide and anchoring detail.

OR

- One copy of the shed framing plan and materials list to be used in construction. Plan must be drawn to scale and indicate the overall height from top of grade to top of roof. A detail of the anchoring connection shall be required in the drawing. See example on next page.

Setback Requirements:

1. Accessory structures shall be set forward ten feet (10') from the rear lot line.
2. Accessory structure shall maintain the same side yard setback as is required for the principle structure located on the zoning lot. Check with the Village Building Department for the minimum side lot line setback in your subdivision.

3. No detached accessory structure shall be located closer than ten feet (10') to the principle structure.
4. No accessory structures shall be permitted in any front or corner side yard.
5. An accessory structure is not allowed to be constructed in a drainage or utility easement.
6. Only one shed is allowed per lot.

Size:

1. A structure for storage incidental to a permitted use provided no structure that is accessory to a residential building shall exceed one hundred twenty (120) square feet in gross floor area.

Construction Requirements:

1. Anchor the accessory structure with hurricane anchors or into a concrete slab or piers to prevent uplift or overturning by high winds.
2. All construction must comply with the 2006 IBC National Building Code and the 2006 IRC One and Two Family Dwelling codes.

Required Inspections:

1. Sheds that will be built on a slab will require a concrete pre-pour inspection.
2. A final inspection is required on all sheds and the **shed must be unlocked** when the inspection is conducted.

It is the contractor's and ultimately the owner's responsibility to know the village code provisions. The owner or his agent is responsible for constructing all permitted work in compliance with village codes. Failure to identify any aspect of the proposed design not in compliance with the village code during plan review does not relieve the owner of the obligation to achieve full village code compliance. The Code Official cannot list all code sections on the drawings or documents.

