



BUILDING DEPARTMENT
(847) 395-1000
FAX: (847) 395-1920
Hours: 8:00 am – 4:30pm

SHEDS – RESIDENTIAL

An On-Site Inspection is needed before permit approval. Mark out the location of the shed, contact J.U.L.I.E. at 800-892-0123 and then contact the building department at the number listed above to set up an on-site inspection.

Below you will find a summary of code requirements for sheds within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY.** You may find it helpful to become more familiar with the Building Code, as you are designing and constructing your shed. Please feel free to call the Plans Examiner at (847) 395-1000 if you have any questions.

WHERE CAN THE SHED BE LOCATED?

- Sheds may not be placed in any easements.
- Accessory structure in a residential zone shall meet the front and side yard setback and buffer requirements of the underlying zone and, unless regulated by a more specific code, rule, or standard, shall not be located any closer than 5 feet from the rear and rear side lot line. Where overlap occurs among code standards the more restrictive shall apply. No accessory building shall be more than eighteen feet (18') in height as measured from ground level to the roof peak of the building.
- Shed cannot be larger than the principal building.
- Property lines are to be located prior to on-site inspections
- The shed, as well as all other structures on the property, cannot exceed more than 35% of the lot area.

GENERAL REQUIREMENTS

- Remove all vegetation and install moisture barrier before placing shed floor.
- Submit a detailed drawing indicating stud, floor and ceiling joist and rafter sizes and spacing as well as wall and roof (5/8" and when installed on framing > 16" o.c. the use of "H" clips is required) sheathing.
- If there is to be a concrete slab it shall be a minimum of 4" thick on top of a minimum of 4" CA-6 gravel.
- If installing a gravel base for shed fabric must be laid with a minimum 4" compacted gravel base.
- All sheds shall be ventilated
- All trim and siding shall be sealed or painted before final inspection.
- Every storage shed shall be secured to the ground at all corners to prevent lateral movement and uplift, which may consist of screw in anchors, steel posts on inside corners, anchor bolts to concrete floor or any approved ground anchoring system.
- Storage sheds may not be bigger than the primary residence.

- Maximum allowed height is 18' above grade to the highest point of the shed.
- Any electrical work shall be detailed on plans at time of submittal.
- All supports, floor framing, decking and sill plates shall be pressure treated lumber.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT?

- Completed Permit Application.
- Three Scalable Certified Copies of the Plat of Survey, **in its entirety**, showing all existing structures with the proposed location of the shed drawn to scale, with the shed dimensions and setbacks.
- Submit a Copy of Shed Brochure and Materials List or Contractors Proposal.
- Include a Copy of Plan Showing Structural Members with all Measurements.
- Copy of Electrician License and Original Insurance Certificate (\$1 Million Liability), or an Affidavit from the homeowner accepting responsibility for electrical work not performed by a licensed electrician.
- Homeowner's Association Approval Letter or sign Disclosure (attached) whichever is applicable.

WHAT HAPPENS NEXT?

We will contact you by phone or fax within 5 – 10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash or checks. If there are additional items needed before permit issuance we will try to contact you as soon as possible.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections. Per Village Ordinance 09-11-32 50% of the fee shall be collected at the time of permit submission (application).

Per Village Ordinance 09-08-23 an electronic filing fee will be assessed. If electronic documents are not provided by the applicant, each application for a site development or building permit fee shall be accompanied by a 10 dollar flat fee plus, 8 dollars for each 24" by 36" full sized plan sheet and 1 dollar per 11" by 17" or smaller sheet.

WHAT INSPECTIONS ARE REQUIRED?

1. On-site inspection required as a condition of permit issuance. Shed location is to be clearly marked with J.U.L.I.E. locates in place.
2. Completion (including method of anchoring).

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-1000 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD; IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$150.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER

_____.

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit "after-the-fact". Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor's Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date

DISCLOSURE REGARDING PRIVATE COVENANTS

The undersigned owner of property (listed below) in the Village of Antioch hereby acknowledge that the Village of Antioch has advised them that there may be private covenants, restrictions and conditions of record (the “private covenants”) which do not allow the undersigned to execute the type of work requested, even though doing so may be allowed under the Village’s ordinances upon issuance of a building permit. The Village does not enforce private covenants. However, under most private covenants a homeowner’s association or any owner or owners in a subdivision have the power to enforce the covenants, including making you remove the improvements and paying for their attorney’s fees if they are successful in any litigation to enforce the private covenants. If you are not sure whether the private covenants allow you to make proposed improvements, you should review the private covenants before installing them and entering into a contract to have the improvements installed by a contractor or yourself.

Owner

Owner

Address

____ - ____ - ____ - ____
Pin Number