

CITY OF BATAVIA
STORAGE SHED REQUIREMENTS



City of Batavia
Building Division
Community Development Department
100 North Island Avenue
Batavia, Illinois 60510
Tel: (630)454-2700
Fax: (630) 454-2775
<http://www.cityofbatavia.net>

Please direct all questions to the City of Batavia Building Division of the Community Development Department, Monday through Friday from 8 AM to 5 PM at (630) 454-2700.

This is a summary of the City of Batavia Ordinances affecting storage shed construction. This is intended to interpret and explain the ordinances but does not represent or replace the actual ordinance language. Every effort has been made to ensure the accuracy and timeliness of this information.

06/2010

Before Starting:

- A storage shed is defined as an accessory structure under Batavia's Zoning Code. An accessory structure of 120 square feet and less is considered a storage shed.
- A building permit is required for all storage sheds, no matter what type or size.
- Sheds, when *not* attached to the primary structure, shall comply with accessory building setbacks established in the City of Batavia Zoning Code. Please verify your property zoning and setbacks with the Community Development Department.
- Storage sheds may not be placed on utility or drainage easements.
- Maximum height for a shed is 10', measured from the finished floor to the main roof eave.
- Any shed that is five feet (5') or less from the principal structure shall meet one hour fire resistance construction from both sides of the storage shed walls, unless the storage shed is constructed entirely of metal or other non-combustible components.

Application Procedure:

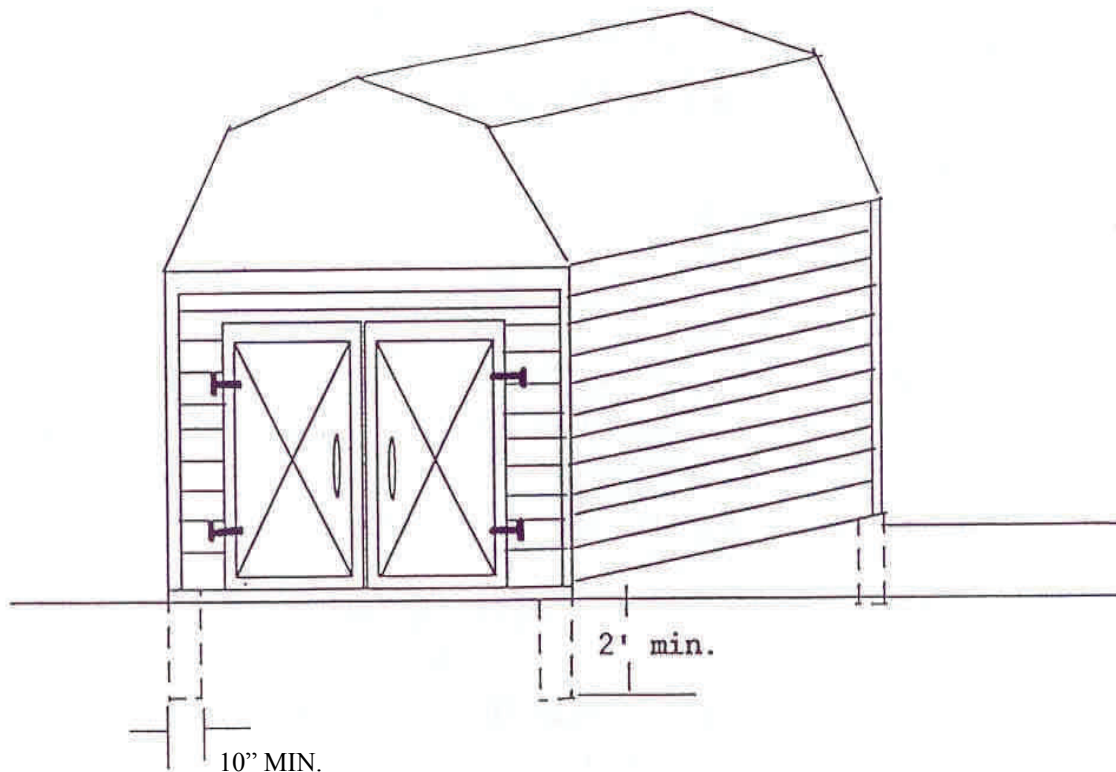
1. Submit a completed Building Permit Application to the Building Division of the Community Development Department.
2. Pay required minimum submittal fee. Additional fees may be due at time of permit issuance, depending upon the gross area of the storage shed.
3. Attach two (2) copies of drawings to the application showing the construction details, see attached sample.
4. Attach two (2) copies of the plat of survey showing the location of the shed, setbacks to property lines, and all utilities (electric, gas, phone, sewer, water, etc.) (*sample attached*)
Survey shall be to scale, not reduced or enlarged when copied.
5. Attach one (1) copy of contractor's contract for valuation purposes. If no contract is submitted or the property owner is acting as the contractor, the current ICC Building Valuation Data cost per square foot will be used.

Homeowner/Contractor Responsibilities:

1. Call J.U.L.I.E (Joint Underground Location for Inspectors and Engineers) at least 48 hours prior to any digging to locate any underground utilities. (Dial 811 or 800-892-0123)
2. Schedule the required inspections with the City of Batavia Building Division at least 48 hours in advance to insure that we can meet your schedule.
3. Make sure that the work is ready for inspection before the inspector arrives. To avoid a re-inspection fee, please cancel the inspection if the work is not ready.
4. **ALL PERMITS SHALL CONCLUDE WITH A FINAL INSPECTION.**

Sample Drawing of Construction Details:

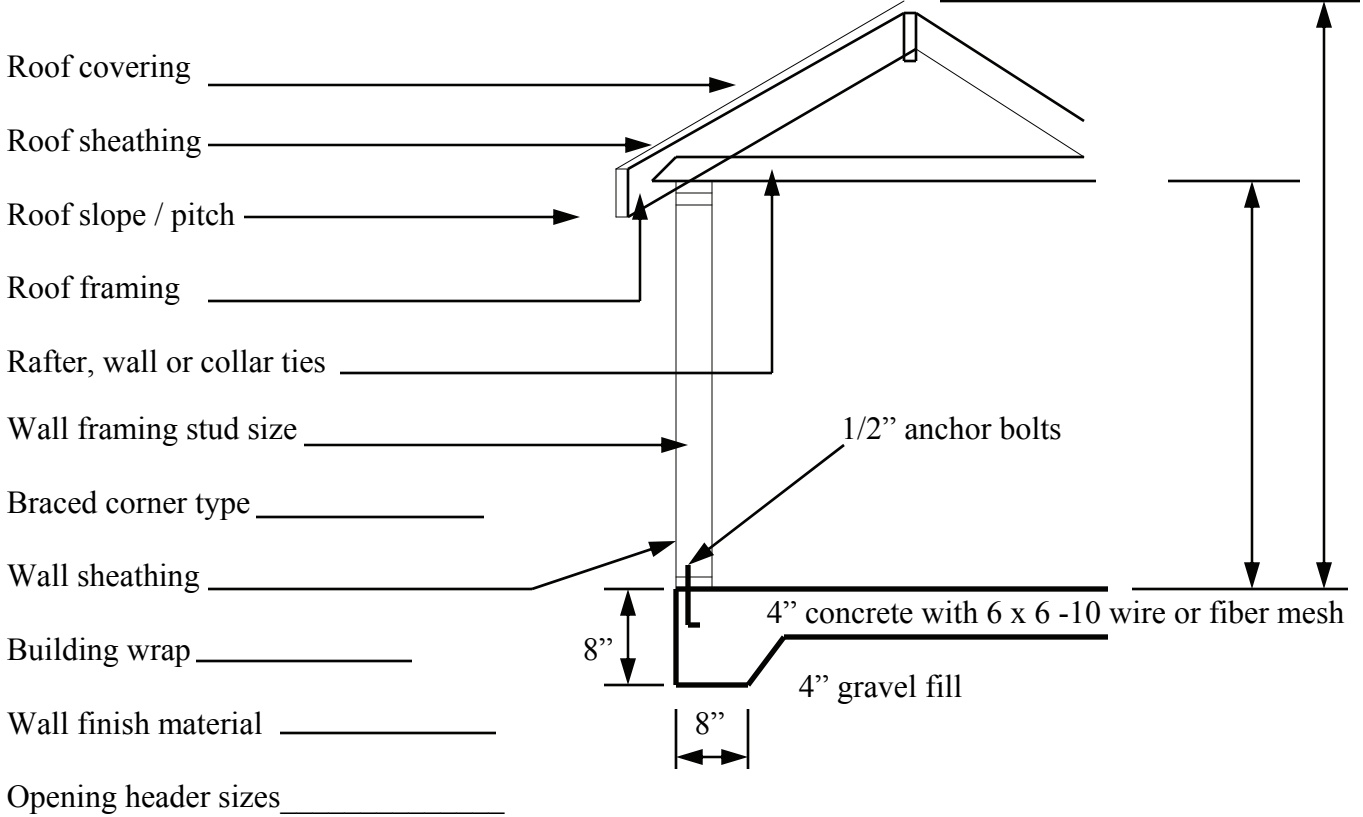
Front and Side Elevation
(not to scale)



Shown above is a composite drawing of elevations of the storage shed to be built. Also acceptable are drawings of each separate elevation (each side of the shed).

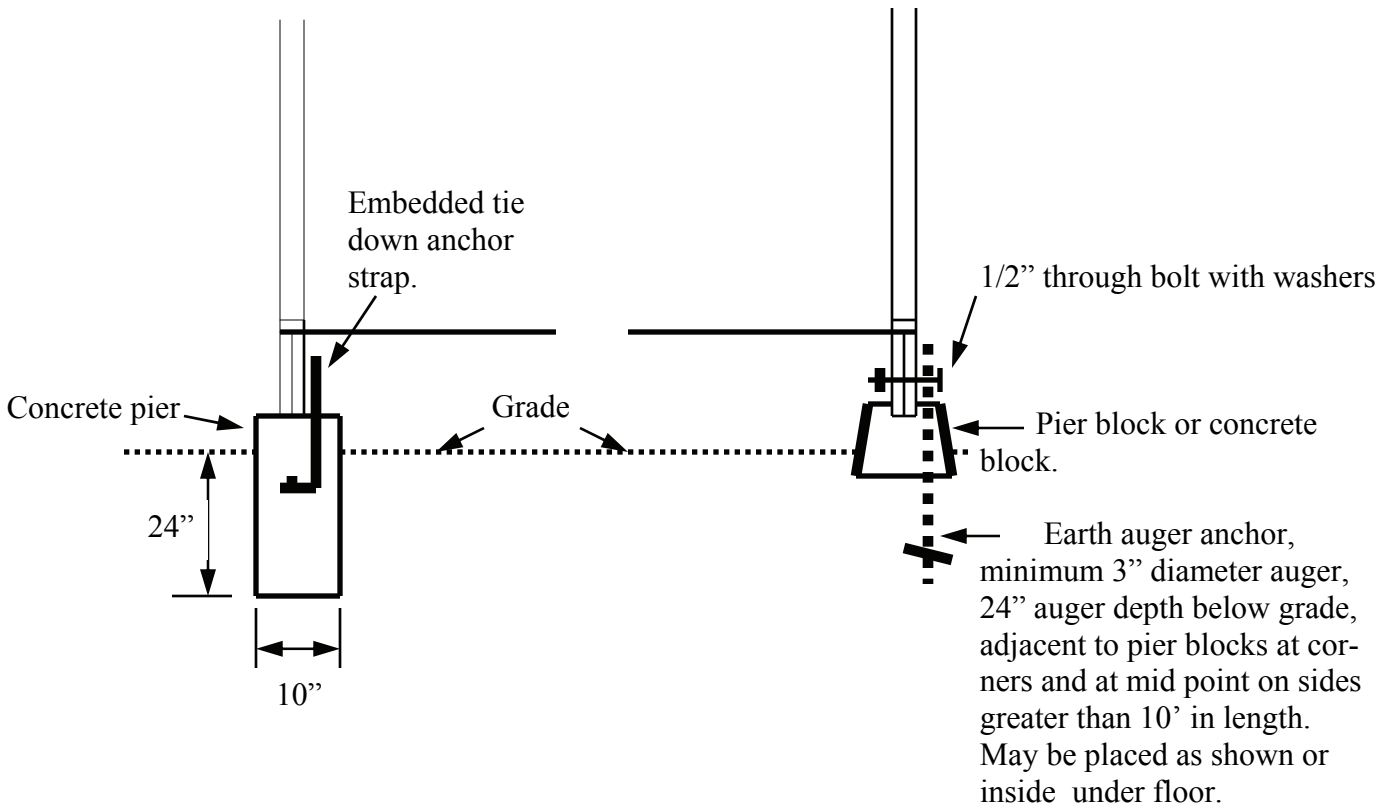
Wall & Roof Section

INDICATE DIMENSIONS AND MATERIALS



OPTIONAL STORAGE SHED FOUNDATION TYPE(S):

Circle example that will be used.

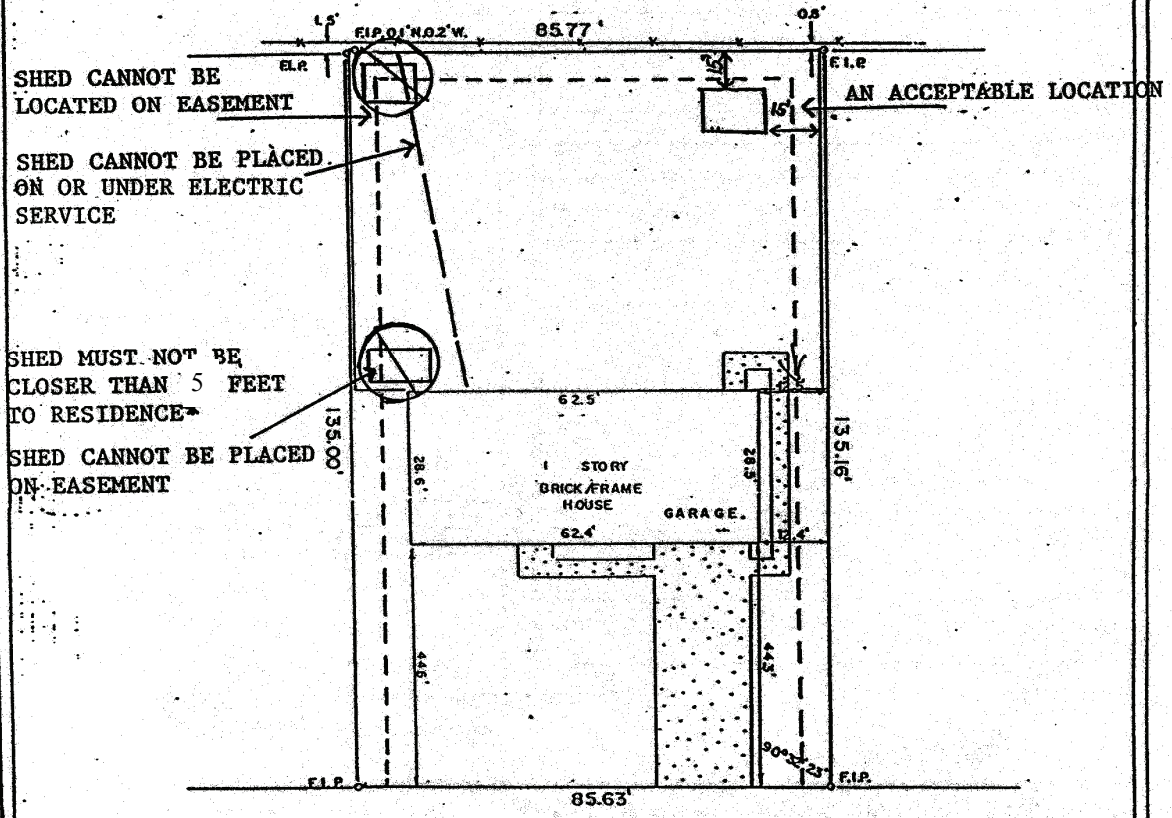


PLAT OF SURVEY

Sample

SCALE 1" = 20'

EASEMENT: _____
ELECTRIC LINE: _____



60' R.O.W. AVENUE

PLAT OF SURVEY OF LOT 3 IN SUBDIVISION, UNIT, IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS AVENUE.

STATE OF ILLINOIS)
COUNTY OF KANE)

I, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 2768, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION. DATED AT AURORA, ILLINOIS ON 1997.

SURVEYING

Associates, Inc.
Professional Land Surveyors
Aurora, IL (630)

FILE: 970641-706-S REV: _____