This is a summary of the City of Batavia requirements for storage sheds. This is intended to interpret and explain the ordinances and policies but does NOT represent or replace the actual ordinance language. Every effort has been made to ensure the accuracy and timeliness of this information.

4/2020

Before Starting
1. 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.
2. A building permit is required for all storage sheds, no matter what type or size.
3. 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.
4. Storage sheds may not be placed on utility or drainage easements.
5. Maximum height for a shed is 10’, measured from the finished floor to the main roof eave.
6. 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.
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, easements 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 visit www.illinois1call.com)
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 Construction Details**

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 and Roof Section

INDICATE DIMENSIONS AND MATERIALS

- Roof covering
- Roof sheathing
- Roof slope / pitch
- Roof framing
- Rafter, wall or collar ties
- Wall framing stud size: 1/2"
- Braced corner type
- Wall sheathing: 4" concrete with 6x6—10 wire or fiber mesh—10
- Building wrap: 8"
- Wall finish material
- Opening header sizes

OPTIONAL STORAGE SHED FOUNDATION TYPE(S):
Circle example that will be used.

- Embedded tie down anchor strap.
- 1/2" through bolt with washers
- Concrete pier: 24" 10"
- Grade
- Pier block or concrete block.
- Earth auger anchor, minimum 3" diameter auger, 24" auger depth below grade, adjacent to pier blocks at corners and at mid point on sides greater than 10' in length. May be placed as shown or inside under floor.
Shed cannot be placed on easements

Shed cannot be placed on or under electric services

Shed cannot be closer than 5 feet to the residence

Shed’s location outside of easements and at the allowed setback