

# Building Guide

## New Free-standing Storage Shed

### How to use this Guide.

Provide two sets of plans drawn to scale. (Hint: use graph paper)

1. Use this Building Guide as an example of the required information. Provide your drawing and the information on the following pages and indicate which construction details you are using.
2. Provide two Site Plans Show the dimensions of your property, the project or addition and its relationship to the property lines and other structures on your property and the distances to property lines and existing buildings.
3. Fill out the Building Permit Application completely.

The 2014 City of Casa Grande Building and Technical Administrative Code states:

**105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

- A. One-story detached accessory structures used as storage sheds, shade structures and similar uses, provided the floor area is not greater than 120 square feet for commercial occupancies, and not greater than 200 square feet for residential occupancies, provided that the structure:
  - B. Is 12 feet or less in height,
  - C. *Is not serviced by utilities,*
  - D. Is not used for habitable space,
  - E. Is set on a foundation system that meets manufacture's installation/engineering requirements or consists of a concrete slab with a minimum thickness of 3.5 inches, &
  - F. Meets all required setbacks and other zoning standards as determined by a Site Plan approval.

A residential storage shed, not greater than 200 Square Feet, that does not have utilities does not require a building permit or building inspections. However, these sheds must be built to comply with all Building Code requirements. This does not mean that you build the storage building without a permit and while building the shed apply for a permit to add electricity and plumbing to the shed so it can be used as a utility room. This would require a building permit and inspections for the shed and utilities. If an existing shed built under this exception is converted at a later date to a utility room or provided with utilities City permits are required.

This handout was developed as a basic plan submittal example under the 2012 International Codes. It is not intended to cover all circumstances.



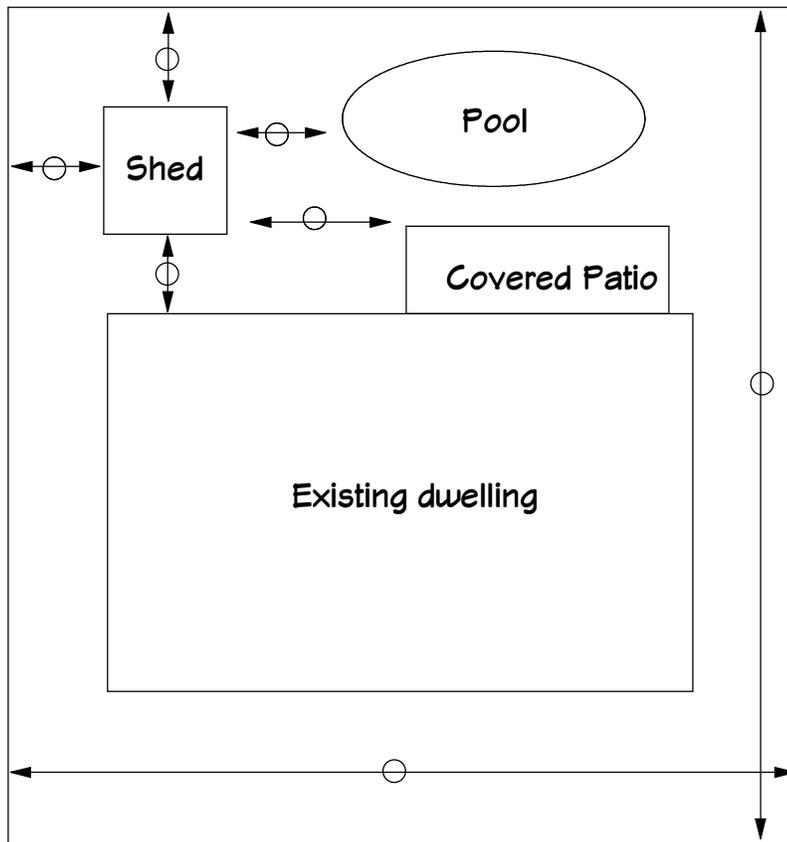
City of  
Casa Grande

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Casa Grande, AZ  
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dcpemits@cga.gov

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### Example Site Plan



This site plan is an overhead view of your property showing the property lines, all existing construction, and the new work.

Show the distances from the shed to the property lines and any other structures on the property.

Site plan is drawn to scale.

Show all dimensions indicated by the circle (O) applicable to your project.

Show the locations of all existing structures, pools, spas, fences, etc.

Show location of all utilities runs (if known) or the locations of the gas, water & electric meters and sewer clean-out.

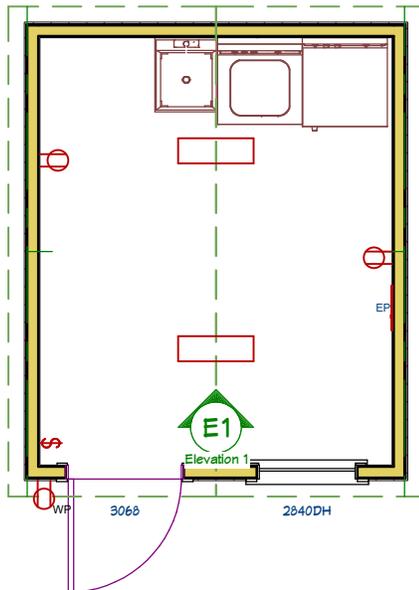
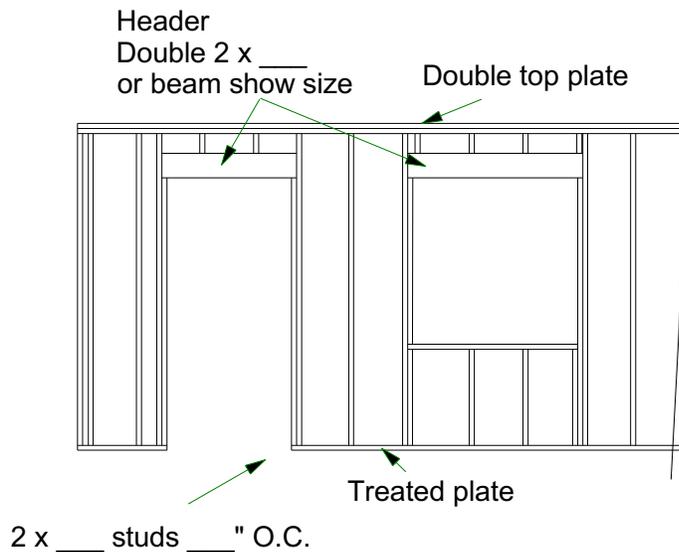


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### FRAMING NOTES

1. Provide type and grade of lumber used.
2. Wall bracing to be inspected prior to covering.
3. All wood in contact with cement must be treated or naturally durable wood.



Provide a floor plan (overhead view) showing deminsions. Show any electrical and plumbing in the shed. Show where the electrical and plumbing to the shed are coming from on the site plan. Show the all electrical and plumbing work. Describe panel, electrical wire, breakers, plumbing supply & drain sizes and materials used.

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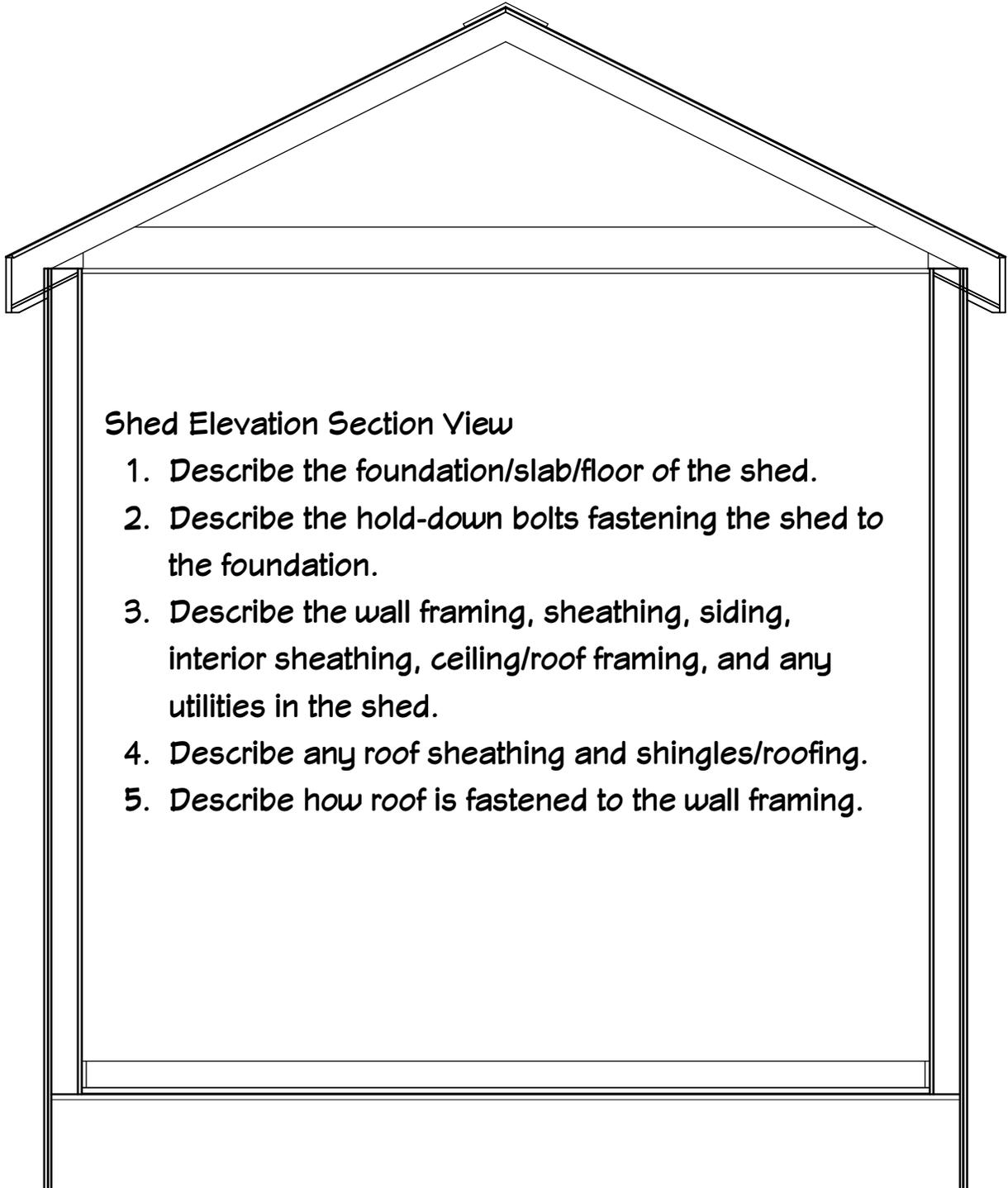


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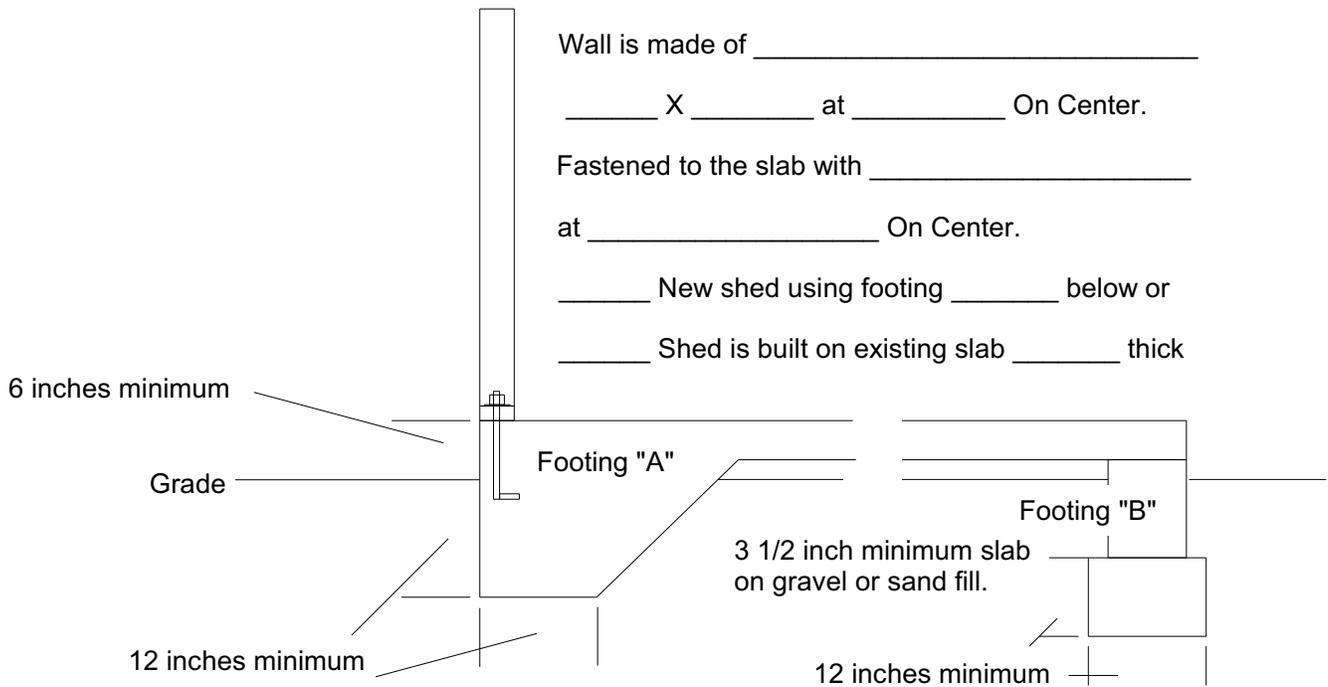
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