

CITY OF FLORISSANT SHED / STORAGE BUILDING GUIDELINES

General

- A Building Permit is required for the construction, alteration or replacement of all shed and storage buildings in the City of Florissant.
- All sheds and storage buildings require plan review.
- Allow 7-10 days for plan review and permitting.
- A Building Permit (once issued) is valid for 180 days. A Permit shall become invalid unless the work authorized by such a permit is commenced within 180 days after its issuance.
- All shed and storage buildings must be constructed in a workman like manner.
- Workman like manner is defined as: A desired & acceptable standard of the quality of the work and material on a project being performed in a skillful manor without defects.
- All sheds and storage buildings installed must not restrict or alter normal storm water runoff.
- Before construction, call 1-800-DIG-RITE.(DIG-RITE will mark the location of the lot utilities).

Documentation and Information Requirements

- A permit application can be obtained at the Public Works Department at Florissant City Hall.
- 2 copies of a Spot Survey / Plot Plan drawn to scale indicating:
 1. Proposed location of shed or Storage Building.
 2. All existing structures on the property.
- Sheds and storage buildings require a 3' setback from the side and rear property lines for structures up to 13' in height. For each additional foot or fraction thereof in height above 13' , there shall be an additional foot added to the 3' setback of the property line. Maximum building height 18' and shall not exceed the height of the residence. If within 6' of the house, the shed or storage building must match the house setback.
- 30% of the rear yard area must be maintained.
- No shed or storage building may be built outside the building setback line.
- 3. Location of overhead / underground electrical service lines.
- 4. Type of material being proposed.
- 5. Height of structure being proposed.
- 6. Location of existing overhead /underground electric service lines.
- 7. Flow of water runoff(use arrows to indicate water flow)
- 8. Sheds and storage buildings must compliment the primary structure in appearance (color scheme, roofing, siding etc.)
- 9. Additional permits may be required for Electrical , Plumbing and HVAC work if applicable.

10. Construction Plan Requirements < or = 199 Sq. feet

1. Base

- Concrete block or patio block with gravel base
- 4" poured in place concrete slab.
- Asphalt
- Contained gravel

2. Anchoring

- Piers-Size, depth and quantity
- Embedded anchor bolts(poured concrete)(size, type and quantity)
- Anchoring cables and ground anchors(type, quantity and location

3. Framing detail

- Size, type and spacing of wall framing.
- Size, type and location of doors and windows.
- Size, type, spacing and span direction of roof framing system.

4. Elevations

- Indicate width and height of proposed structure.
- Indicate finished grade.

Construction plan requirements = or > 200 sq. feet

1. Foundation

- Size of footing (minimum width 12", minimum depth 8")
- Size of foundation(minimum width 8")
- Size, depth and spacing of piers.

2. Anchoring

- Piers-Size, depth and quantity
- Embedded anchor bolts(poured concrete)(size, type and quantity)
- Anchoring cables and ground anchors(type, quantity and location

3. Framing detail

- Size, type and spacing of wall framing.
- Size, type and location of doors and windows.
- Size, type, spacing and span direction of roof framing system.

4. Elevations

- Indicate width and height of proposed structure.
- Indicate finished grade.

Helpful links

- Additional information may be obtained from WWW.ECODE.COM/FL3301

- Additional information may be obtained from WWW.FLORISSANTMO.COM

FREQUENTLY ASKED QUESTIONS

- What is the cost of a shed or storage building permit?

Answer: The cost of a shed or storage building permit will be no less than \$96.00 and is based on the total cost of the project.

- What types of shed or storage building can I have?

Answer: You may erect a job built, prefabricated wood, prefabricated metal or prefabricated vinyl shed or storage building. If a prefabricated shed or storage building is proposed, the manufacturer's specifications, drawings and installation requirements must accompany the application permit.