



**BUILDING DEPARTMENT
120 BARRINGTON AVENUE
EAST DUNDEE, IL. 60118
PHONE: 847-426-2822
FAX: 847-426-2956**

Accessory Buildings & Storage Sheds

Requirements:

1. A completed permit application.
2. A dimension plat of survey or accurate drawing indicating the building size with dimensions and proposed location of the building from property lines and other permanent structures.
3. Two copies of a detailed building framing plan.

Note:

- Computer generated framing plans provided by retail outlets required information.
- All Excavation Spoils to be hauled off site and disposed of i

General Guidelines:

➤ Piers

All structures must be anchored.
Minimum depth is 42 inches below grade.

➤ Posts

All posts resting on concrete piers must be securely anchored with approved galvanized fasteners or a ½ inch J-bolt 10 inches long.

➤ Concrete Slab

½ inch bolts located 6 feet on center not more than 12 inches from corners, shall extend a minimum 7" into the concrete.

In place of concrete slab, structures of sufficient weight and having adequate floor framing may be placed on property treated lumber as a foundation and properly anchored to piers or with ground anchors.

Note:

- All lumber within 6" of grade or comes in contact with concrete shall be pressure treated or rot resistant lumber.
- Shed must be located 3 ft. from the side and rear lot lines and 10' from any principal structure.
- Sheds may not be placed in any easement.
- The maximum size of a shed shall not be greater than that allowed by the zoning district including required rear yard, with a maximum height of 15' to the ridge.
- Only one shed per lot is permitted.

- Sheds of pressed board siding must be painted or stained prior to final inspection.

Required Inspections:

- Pre-pour for post holes or slab.
- Rough Electrical – After electric is installed but prior to being buried. Note: requires a separate permit.
- Final – Upon completion. Note: must pass final inspection before use begins.

Permit Fees:

The minimum fee for this permit shall be \$30.00 for residential.

If you have any questions, please contact
the East Dundee Building Department at (847) 426-2822.

*Legal non-conforming buildings and lots may require zoning variances.

Individual subdivision covenants may have special requirements.

CONTACT J.U.L.I.E.
48 Hours Before You Dig!
1-800-892-0123
Excluding Saturdays, Sundays, and Holidays

