

Shed & Detached Garage Guide

West Haven City

This handout has been created to serve as an information tool to individuals wishing to erect a shed or a detached garage accessory to a single-family dwelling. This is intended only as a guide for plan submittal and as an aid to the minimum information needed to submit for an application for a building permit.

This is by no means all-inclusive, and additional information may be needed for the Building Department to process your building permit application. Please take a moment to ensure the items listed below are included in your submittal package. Failure to submit all the information requested may result in delays in processing your permit application.

Sheds that are < 120 square feet and

Does not require a building permit under 200 square feet. Building permits will be required if electrical, mechanical, or plumbing is added to the shed/garage. Setbacks shall be 5 feet from property line and 6 feet from the main dwelling. The shed is not allowed to be ahead of the horizontal plane of the front of house.

Sheds that are > 120 square feet:

A building permit is required for sheds/garages greater than 200 square feet. Building permits will be required if electrical, mechanical, or plumbing is added to the shed/garage.

Setbacks: 8 feet from the side property line and 10 feet from the rear property line (residential zones). For placement in a commercial or industrial zone, see Land Development Code for applicable setbacks.

The shed must be behind the front wall plane of the house. Detached structures for uses other than sheds (i.e. home businesses, etc.) require permits regardless of size.

Plot plan (site plan)

Must show property lines, house location, shed/garage location, easements, right-of-ways, and measurements between these items. If there is an easement on the property you will need to get easement releases from all public utility entities.

Plans

Show footings and foundations (size, depth, width, steel placement/spacing, and hold-down strap locations). • Floor plan and layout with dimensions (include doors, windows, foundation straps, bracing details, etc.) • Electrical breaker panels, outlets, light switches, etc. • Framing materials and details, roof framing details, anchoring methods, cross sections, and elevations. • Engineering, if required by code. • Heating and plumbing details, if applicable.