

**DPS**Montgomery County
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Building Permit Guidelines for Sheds in Residential Zones

A building permit is required to install or construct any shed in Montgomery County. Sheds, located in residential zones, are permitted only on lots with an established principal use. Since a shed is an accessory structure, it must not be attached to or have direct access from the principal structure. Regardless of its size, a shed must comply with the zoning ordinance for accessory structure setbacks and location. For setback information, call 311 in Montgomery County or 240-777-0311 outside Montgomery County.

On November 8, 2005, the County Council approved a special appropriation to the FY06 Operating Budget for the Department of Permitting Services for the creation of site plan enforcement inspection and review process. This special appropriation was needed to ensure that the Department of Permitting Services has sufficient resources to conduct height and setback inspections related to building permits for properties in zones that require site plan approval by the MNCPPC.

These guidelines do not apply to “sheds” which are attached to the principal structure. When they are attached, they are considered “additions” to the principal structure and are reviewed and inspected under different procedures.

Sheds must be anchored to resist wind loads (min. 15 lb/ft² lateral load) as required by the building code or using other hardware installed in accordance with the manufacturers specifications.

Sheds require inspections to ensure compliance with code requirements. Single-story sheds with a floor area of 200 square feet or less require no structural review, but a final inspection is required to verify location and anchorage.

Multi-story sheds and those with a floor area greater than 200 square feet must have footings and floors designed in accordance with the International Residential Code for One- and Two-Family Dwellings, 2015 edition, as amended and may require footing, framing, and final inspections. Wood floor systems must be designed to carry 40 lb/ft² live load. To request an inspection, call 311 in Montgomery County or 240-777-0311 outside Montgomery County and have the address and permit number available.

Submittal guidelines for residential sheds permits

Single-story sheds with a floor area of 200 square feet or less require a completed building permit application and two copies of a site plan. The site plan should be drawn to scale (1”=30’, 1”=20’) showing the size and location of the proposed shed, and all existing structures on the site, distances from lot lines, and drawn in accordance with an accurate boundary line survey. The permit fee is \$120.00 + 5% automation fee (MNCPPC zone) OR 76.00 + 5% automation fee (DPS zone). No construction plans are required.

Sheds with a floor area greater than 200 square feet and multi-story sheds require a completed building permit application, two copies of a site plan (see above requirements), and two sets of construction plans drawn to scale (min. 1/4”=1’) with sufficient clarity and detailed dimensions to show the nature and character of the work to be performed.