SHEDS

1. Registration is required for the resident owner’s project agent, his contractor or subcontractor performing work.

2. Prior to the start of construction, permits are required for concrete and building. Depending on specific installations, demolition, electrical, and plumbing permits may also be required.

3. Submit a legal survey indicating all property line boundaries.

4. Provide the Building Department with a plot plan drawing to scale of all existing structures and their relative location on the lot. Include the size and location on the lot of the proposed shed type structure. The proposed structure shall be located in the rear of the property and a minimum of 3 feet from rear and side lot property lines. The shed’s location is subject to approval by the Building Commissioner.

5. Accessory buildings less than 5 feet from property line, with walls perpendicular to the line, must have a one hour fire-resistance rating per Table R 302-1.

6. Manufacturer building specifications, drawings and installation instructions to be provided to the Building Department when applying for permits.

7. A 4 inch concrete pad on a 4 inch compacted base of #304 or #57 stone

8. Structures over 100 square feet of exterior floor measurement shall be provided with approved electrical service, receptacle and switched outlets and lighting fixtures.

9. The structure is to be secured to the concrete pad as specified by the manufacturer or by other methods approved by the Building Commissioner.

10. A shed may not be more than 10 feet high.

11. Applicants may be required to attend the Architectural Review Board and Board of Zoning Appeals.

Mailing Address:
Building Department
City Of University Heights
2300 Warrensville Center Rd
University Heights, Oh 44118

Phone Number: (216)932-7800 Fax: (216)932-5239

Revised 7-12-2017