

Residential Detached Accessory Storage Sheds

Area of Building (ft ²)	Type of Framing	** Required Permit	Remove Debris	115 V ^{ult} Wind Anchorage	Compacted Gravel Foundation	Minimum 12” Footing/Foundation Concrete	Minimum 24” Frost Depth Footing Concrete
* 0-256	All	Optional	Required	Required	Optional	Optional	Optional
256-400	All	Required	Required	Required	Not Applicable	Required	Optional
400-600	Light Framed	Required	Required	Required	Not Applicable	Required	Optional
400-600	Other Framing	Required	Required	Required	Not Applicable	Not Applicable	Required
600+	All	Required	Required	Required	Not Applicable	Not Applicable	Required

Note: Garage and Garage Storage are required to have a non-combustible floor. Wood shed flooring is not considered non-combustible material. Metal buildings that require a permit will need building plans certified by a Register Design Professional (RDP).

* Buildings less than or equal to 256 square feet, although exempt from the requirement of obtaining a building permit, shall be built per the Virginia Building Code(s). Exemption from permitting in the Virginia Uniform Statewide Building Code (VUSBC) does not exempt the minimum zoning requirements for setbacks per the Planning and Development Department in the Frederick County Code. Prior to constructing the building, an inquiry of the zoning ordinance for the setbacks to Planning and Development shall be required.

** Buildings must meet all the following criteria:

- Less than 256 square feet, including porches or lean to
- A single story with a roof eave height not exceeding 10’
- Accessory to an existing or future dwelling
- Used for a tool or storage shed, play house or similar use

Buildings exceeding 256 square feet, more than one story, or used for other purposes require a building permit. An electric permit (if applicable) is required regardless of the size of the building.

Please contact the Building Inspections Department for additional information.

Mark A. Fleet
Building Code Official