



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

SHEDS

The 2012 Virginia Uniform Statewide Building Code dictates the requirements for permits and the International Residential Code stipulates the requirements for foundations of detached storage shed type buildings. The guidelines below are a compilation of the applicable code sections, and we provide them in an effort to help you make an informed decision when purchasing or building a storage shed.

Definition of a Detached Accessory Structure (Residential):

A one-story, detached accessory structure used as a tool or storage shed, playhouse, and similar uses, and complying with these conditions:

1. The structure shall not be used for any sort of habitable space,
2. The building height does not exceed 12', therefore a two story structure does not qualify
3. The structure shall be light frame construction, whose vertical and horizontal structural elements are primarily formed by a system of repetitive wood or light gauge steel framing members.

If your shed does not meet ALL of the requirements in the definition, your structure will be considered a detached building and will have to comply with additional requirements.

Prior to placing a shed on your property, please contact the Planning Department at (804) 722-8678 for setback requirements. Please note that no buildings may be placed in a flood plain.

Permit and Foundation Requirements

1. 0 - 256 square feet in area
 - a. A permit is not required (examples 12'x12' or 10'x15')
 - b. The structure must be anchored to the ground. Anchors may include auger type anchors, or other suitable tie-down straps.
 - c. Call the Planning Department at (804) 722-8678 for setback requirements.
2. 257 – 400 square feet in area
 - a. A permit is required

- b. The structure must sit on continuous foundation walls or grouted masonry piers (if manufacturer's plans allow). The foundation walls or piers must be anchored to permanent footings at least 12" below finished grade (measured to the bottom of the footing). Provide details showing how the structure is anchored to the footings. Anchors may include block piers on square footings (usually 12"x12"x 8") or on continuous concrete footings (usually 12"wide x 8" thick) and leveled to grade. Auger type anchors, or other suitable tie-downs or straps may be secured to the concrete footings. The footing may be either continuous or pier type footings and the bottom of the footing shall be at least 12" below grade. If a dry stack pier type foundation is used, ground anchors are required.
3. Greater than 400 square feet in area
 - a. Prince George County standard footing is required. The structure must sit on continuous foundation walls with permanent footings or turndown slab at least 18" below grade. Provide ½" diameter anchor bolts embedded into the masonry foundation walls at least 7" – anchor bolts shall begin within 12" of the end of each sill plate and a maximum of 6' on center. Provide details showing how the structure will be attached to the continuous concrete footings (usually 12"wide x 8" thick). Piers, augers, straps etc., are not permitted.
4. If electrical, plumbing, gas, etc. is installed within the structure, permits are required regardless of the structure size.
5. Prior to placing a shed on your property, please contact the Planning Department at (804) 722-8678 for setback requirements.

If you have any questions, please contact the office at (804) 722-8659.