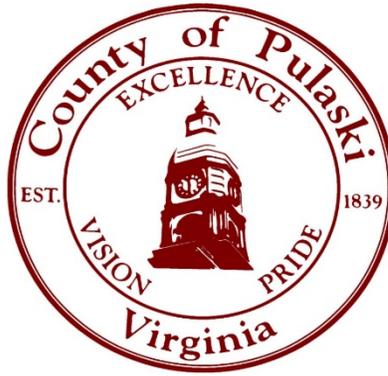


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## **Accessory Structure Guide**

### **-Sheds, Carports, Garages-**

The 2015 Virginia Uniform Statewide Building Code (VUSBC) dictates the requirement for permits on detached accessory structures.

What is an **Accessory Structure**? A structure that is accessory to and incidental to that of a dwelling(s) and that is located on the same lot. (Structures located on the same property as a dwelling)

What is a **Shed**? A shed is a one story detached structure used as storage, playhouse, or similar uses. It does not exceed 10 feet tall. The maximum distance off ground is 18 inches.

What is a **Carport**? A carport is a structure open on at least two sides used generally for covering vehicles. The floor surface can be concrete, gravel or asphalt. If the structure is not open on at least two sides, it shall be considered a garage and will have to comply with all code requirements for garages.

What is a **Garage**? A garage is a building or indoor area for housing motor vehicles. Garages will meet all of the requirements set in the VUSBC.

If the accessory structure cannot be defined as a shed or a carport it will follow the requirements of the VUSBC.

**When is a permit required?** (Regardless of building permit requirements **Zoning** permits are required.)

If the structure complies with the definition of a shed and does **not exceed 256 square feet** it does not require a building permit.

- The shed must be anchored to the ground at each corner of the structure
- If electrical is installed a permit is required

If the structure is **256-600 square feet** a building permit is required and the follow requirements shall apply:

- The structure must sit on continuous foundation wall or grouted masonry piers (if manufacturer's plans allow). The foundation wall or piers must be anchored to permanent footings at least 12" below finished grade. Typical permanent foundations include concrete piers (12"X12"x8") or a continuous concrete footing (12" wide X 8" thick).
- If the structure is designed as a **Garage** it must have a floor surface of an *approved* noncombustible material.

- If the structure is pre-fabricated, the applicant is required to submit the plans that are specific to the building's design. Pre-engineered buildings are required to be stamped by a Registered Design Professional.

Any electrical or mechanical work requires a building permit. All work is required to be inspected by the building department. The following inspection will be required;

- Footing inspection
- Foundation inspection
- Slab inspection (prior to pour)
- Rough framing, electrical, mechanical prior to concealment
- Final

If the structure is over **600 square feet** a building permit is required and the follow requirements shall apply;

- The structure must sit on continuous foundation walls with permanent footing or turndown slab at least 24" below finished grade. ½" diameter anchor bolts must be installed per the 2015 VUSBC.
- If the structure is designed as a **Garage** it must have a floor surface of an *approved* noncombustible material.
- If the structure is pre-fabricated, the applicant is required to submit the plans that are specific to the building's design. Pre-engineered buildings are required to be stamped by a Registered Design Professional.

Any electrical or mechanical work requires a building permit. All work is required to be inspected by the building department. The following inspection will be required;

- Footing inspection
- Foundation inspection
- Slab inspection (prior to pour)
- Rough framing, electrical, mechanical prior to concealment
- Final

**Carports** designed by a Registered Design Professional shall be anchored per engineering design and when allowed they can be installed without continuous footings.

If the structure will be located in a special flood hazard area, **Floodplain** engineering is required and floodplain development regulations must be followed. Please refer to the Floodplain Ordinance at the Engineering Department webpage.

Please contact our office at 540-980-7710 or by email at [buildingdept@pulaskicounty.org](mailto:buildingdept@pulaskicounty.org) if you have any questions regarding the installation of accessory structures.