



**Detached Accessory
Structure (Shed, Garages, Gazebos, etc.) Requirements
For 1 and 2 family dwellings
Village of Gurnee
Building & Safety Division**



1. **SUBMIT A BUILDING PERMIT APPLICATION.**
2. **INCLUDE THE FOLLOWING WITH YOUR SUBMITTAL:** Legal Plat of Survey - indicate on the plat where the structure is to be located. Include the setbacks from the house, side and rear lot lines. (See attached copy of the Zoning Ordinance requirements). **NOTE:** STRUCTURES CANNOT BE PLACED IN A DRAINAGE EASEMENT. STRUCTURES WITHIN A UTILITY EASEMENT MUST BE MAINTAINED AS "MOVEABLE."
3. **PLANS:**
Illinois licensed architect or structural engineer signed and sealed plans will be required for detached accessory structures (sheds, garages, gazebos, etc.) if any of the following conditions exist:
 - The accessory structure has an eave height of 10-feet or more above grade at any point;
 - The attic is served with fixed stairs;
 - The accessory structure includes a second story;
 - The design reflects concentrated loads or special loads at any point within its construction (column or I-beam installation, pier pads, etc.); or
 - Accessory structure is **greater than 600 square feet** in floor area for light frame construction or **greater than 400 square feet** in size for other than light frame construction. In addition, structures of this size must be constructed on a frost foundation system, as allowed by the 2012 IRC.
 - Detached accessory structures **less than or equal to 200 square feet** used as tool or storage sheds, playhouses and similar uses are not required to be designed by a licensed professional, nor are they required to be installed on a foundation system, unless as noted above. Provide a drawing/picture of the shed.
 - Detached accessory structures, which are **greater than 200 square feet, but less than 600 square feet**, shall be placed upon any foundation allowed by the 2012 IRC with the minimum dimensions reflected in the code. Requests for a building of this size require submittal of detailed construction prints.
4. **ONCE PERMIT IS APPROVED AND PAID FOR, VERIFY:**
 - A. J.U.L.I.E. has been contacted prior to digging (1-800-892-0123 or 811)
 - B. No changes have been made from the approved plans prior to installation
 - C. Work must commence within 180 days of issuance of permit
5. **INSPECTIONS**
Depending on the size of the shed, conditions as noted above, and type of foundation, various inspections are required. Below is a basic guideline:
 - A. Under 200 square feet without a foundation/piers – final inspection.
With a foundation or piers – footing and final.
 - B. Greater than 200 square feet, but less than 600 square feet – footing, framing, if concealed, and final.
 - C. Greater than 600 square feet – footing, framing and final.

**For questions or to schedule an inspection please call:
Village of Gurnee Building Safety Division
(847)599-7550**