

# **GARAGES & SHEDS**

## **CITY OF UNION**



## GARAGES AND SHEDS

The City of Union requires a building permit for all sheds and garages that are constructed in the city limits. We will need to have a plan drawn of how it will be constructed. For example:

1. State whether it is on a footing/foundation, piers, slab, skids, etc.
2. Piers and footings have to be below frost grade. (At least 30")
3. Draw where any windows or doors will be and state dimensions and header sizes.
4. If electric or water is being run to the building, draw where any outlets, switches, drains, sinks, toilets, etc. are located and explain how electric and/or water will be brought into structure.
5. Explain what size/type lumber is being used.
6. State how rafter/trusses will be built and attached.
7. We need a site plan showing where you are locating the shed/garage. (See example #1) A shed or garage **CAN NOT** be built over any easement and must meet the setback requirements for your zone.
8. Combined garage area **CAN NOT** be larger than 50% of your total living space.
9. A garage **MUST HAVE** a hard surface (asphalt or concrete) leading to it.
10. We will need to inspect the piers or footing/foundation **BEFORE** concrete is poured. We also inspect the framing when completed, any electrical or plumbing work done and a final inspection when all work is finished.
11. If you need a plot plan of your property you can get a copy from the Recorder of Deeds located at 400 E. Locust St. in Union. Their phone number is (636) 583-6367.
12. We need 24 hours notice for all inspections however, if you call **BEFORE 8:30 a.m.** and there are still openings for the day, there is a possibility of getting an inspection the same day. We do have an answering machine that stays on 24 hours a day. Feel free to leave a message for an inspection.
13. Permit fees are based on your estimated construction cost x .0035 + \$25.00 permit fee.  
Example: Cost to build garage - \$8050.00. Times that by .0035 = \$28.17. Add \$25 = \$53.17.  
Or cost to build shed - \$400.00 times .0035 = \$1.40 + \$25.00 permit fee = \$26.40 Total.
14. If you have a contractor or construction company build your shed/garage, they have to have a current City of Union Business License. Call (636) 583-3600, ask for Wanda.

**For inspections call (636) 583-1805**

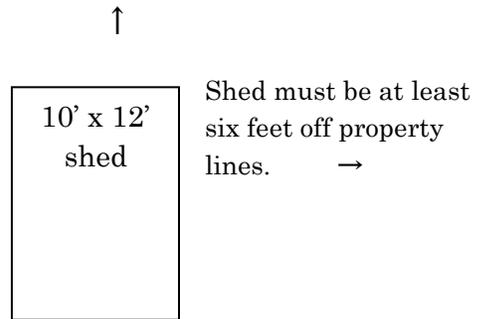
Garages and sheds CAN NOT be built over any easement and CAN NOT go over rear and side setbacks.

EXAMPLE #1

↓Rear Lot Line↓

←Side Lot Line

Side Lot Line→



Dimension from garage to rear lot line

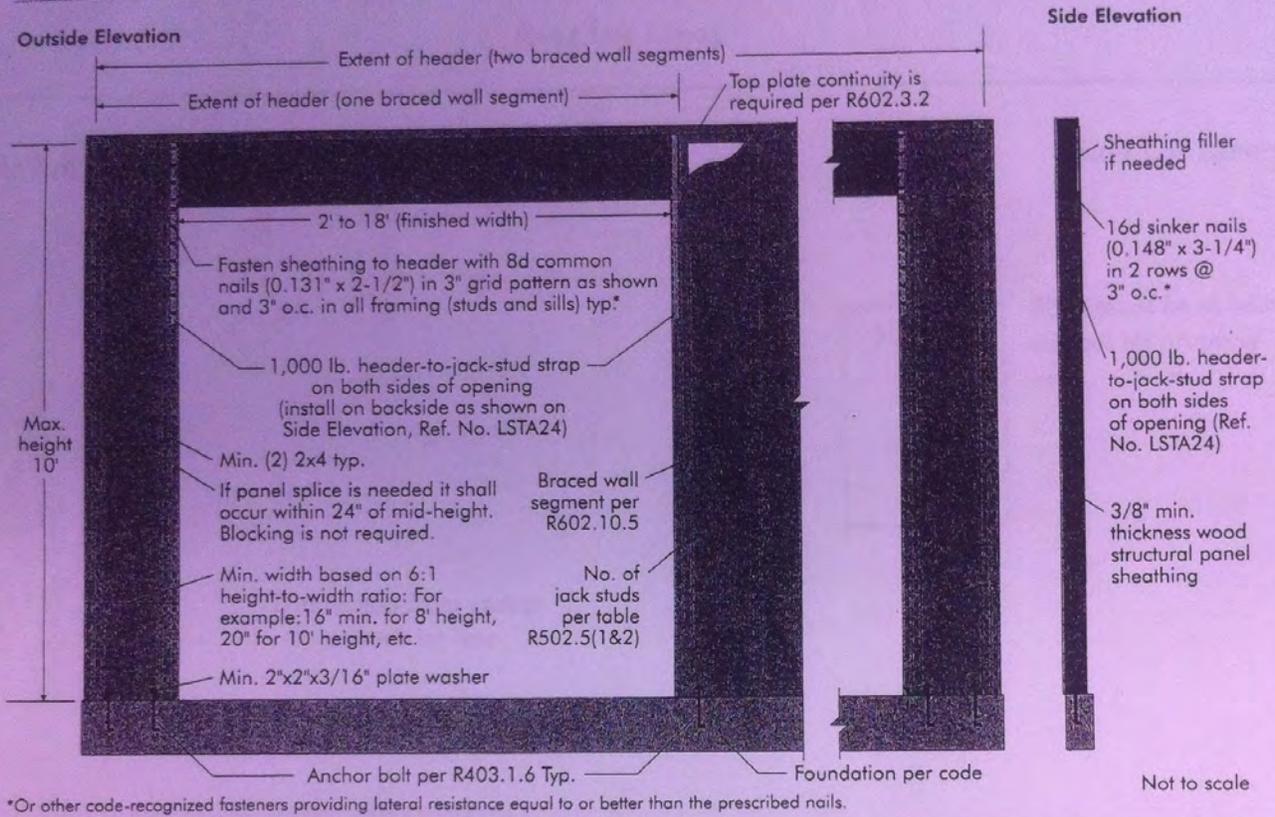
← Dimension from garage to side lot line →

|   |                                      |  |
|---|--------------------------------------|--|
| <p>Sq. Ft. of new garage must be added to existing garage and shed and CAN NOT equal more than 50% of total living space.</p> | <p>Existing garage = 400 sq. ft.</p> | <p>Existing house = 1200 sq. ft. with 1200 sq. ft. basement.<br/>TOTAL = 2400 sq. ft. living space</p> |
| <p><b><u>New driveway must be concrete or asphalt.</u></b></p>  | <p>Existing Paved Driveway</p>       |  |

STREET

# CONSTRUCTION DETAILS FOR THE APA NARROW WALL BRACING METHOD

FIGURE 1  
NARROW WALL OVER CONCRETE OR MASONRY BLOCK FOUNDATION



Note: This narrow wall bracing segment meets the minimum requirements for wall bracing (racking loads in the plane of the wall). The building designer should determine what specific details are necessary to provide a complete load path for using this bracing in the structure.

FIGURE 2  
EXAMPLE OF REQUIRED OUTSIDE CORNER DETAIL (IRC R602.10.5)

At corners, connect the two walls together as outlined in this detail to provide overturning restraint.

