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TOWN OF GATES

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Storage Shed Permits

Buying a Pre-Made Shed

-Or-

Shed Kit with Parts from a Store...

Please provide the following information:

1. **Permit Application**
2. **Brochure** or Online Print out of **Shed Specifications**
3. **Survey Map** with location listed, dimensions and distance from property lines
4. **Insurance or Exemption Form** (One of the following):
 - a. **Contractor:** General Liability & Worker's Compensation
 - b. **Contractor** without Insurance: **CE-200** Form filled out on website: <http://www.wcb.ny.gov>
 - c. **Homeowner** performing the work: **BP-1** Form

Constructing a Shed

(without pre-made parts)

Please provide the following information:

1. **Permit Application**
2. **Construction Drawing** with a section/vertical slice of:
 - a. Include project location (address) & contact phone# on the plan
 - b. Framing size & on center spacing
 - c. Rafters size & on center spacing
 - d. Wall ties on center spacing
 - e. Joists size & on center spacing
 - f. Footer/Foundation details & dimensions
 - g. Width, length & Roof Pitch and midpoint height
3. **Survey Map** with location listed, dimensions and distance from property lines
4. **Insurance or Exemption Form** (One of the following):
 - a. **Contractor:** General Liability & Worker's Compensation
 - b. **Contractor** without Insurance: **CE-200** Form filled out on website: <http://www.wcb.ny.gov>
 - c. **Homeowner** performing the work: **BP-1** Form

Storage Shed Code Requirements:

- **Permits:** Building permit is required for any new or replacement shed and two sets of building plans are required as part of the building permit application process (*Gates code §70-6.A*)
- **Map:** Tape location map or instrument survey map is required for permit application process (*Gates code §70-7.B*)
- **Shed Location & Distance:**
 - **Setback Distance:** Shed cannot be located in front setback. Shed must be 50 feet from front property line if County or State roads and 35 feet from front property line if Town Road. (*Gates code §190-36*)
 - **Setback Definition:** Town of Gates definition of setback is "All front, side, and rear setback measurements shall be the minimum horizontal distance measured from the principal structure or any projections, whichever is greater, to the closest point of the front, side, and rear property lines." (*Gates code §190-5*)
 - **Corner lots:** Are considered to have 2 front yards (*Gates code §190-94.B.(3)*)
 - **Side Lot line:** R-1-8 District= 7 feet from side lot; R-1-11 District= 8 feet from side lot; R-1-15 District= 10 feet from side lot;
 - **Rear Lot line:** Shed must be at least 5 feet from rear lot lines (*Gates §190-54*)
 - **House:** Shed must be at least 5 feet from house (*IRC 302.1(2) and fire/safety issues*)
- **Height:** Maximum height for all sheds is 15 feet tall (*Gates §190-94.E; measured from ground to midpoint of roof*)

Please refer to codes at www.townofgates.org, for most current code information.