



Conejos County Building Department
6683 County RD 13, Conejos CO 81129
P.O. Box 157 Conejos CO 81129
Phone: 719-376-6765

SHED REQUIREMENTS

Any shed taller than 12 feet (measured from grade to the exterior roof peak) requires a permit.

Any shed exceeding 200 square feet of floor area requires a permit.

Any shed closer than 3ft to an adjoining lot line requires a permit.

Required Inspections

1. Setbacks & Footings
2. Underground plumbing/electric (if provided)
3. Pre-siding/sheer inspection (schedule as rough-frame) *-prior to installing building wrap.*
4. Rough electric/rough plumbing (if provided)
5. Rough Frame
6. Insulation (only if shed is heated)
7. Final Inspections

Inspectors need to see all connections. Multiple rough frame inspections will need to be scheduled if using concealed connectors.

Submittal Checklist (all documents must be in PDF format)

Permit Application (Name PDF: *Apps – Address – v1*):
include square footage of the shed and note other work is included (electrical/plumbing). ○ Homeowner Affidavit (for homeowner builders) Site Plan (Name PDF: *Site Plan – Address – v1*):

Plans (Name PDF: *Plans – Address – v1*):

- Floor Plan ○ Section/side view ○ Roof framing plan
- At least 1 *before* photo showing where x will be located.

Engineered and stamped structural plans or letter are required to be submitted for any of the following conditions:

1. Ridge Beam Design (required for roof slopes less than 3:12)
2. Gusset plates (instead of ridge boards)
3. Barn/Gambrel shaped roofs
4. Wall height greater than 10ft
5. Prefabricated structures
6. Kits that do not meet prescriptive framing per this handout and the current International Residential Code
7. Foundations for lean-to shed additions that are attached to another building (submit as an Addition Permit)
8. Materials not addressed in the code.
9. Designs outside of those presented in code.



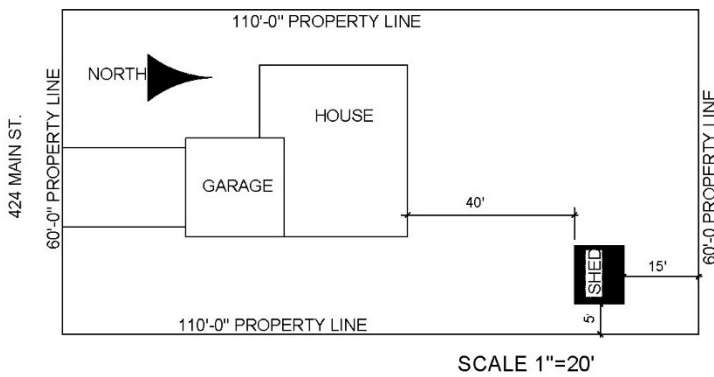
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Provide the following drawings. All plans must be to the scale. (example.: ¼ inch per foot). Can be hand-drawn, but PDF format.

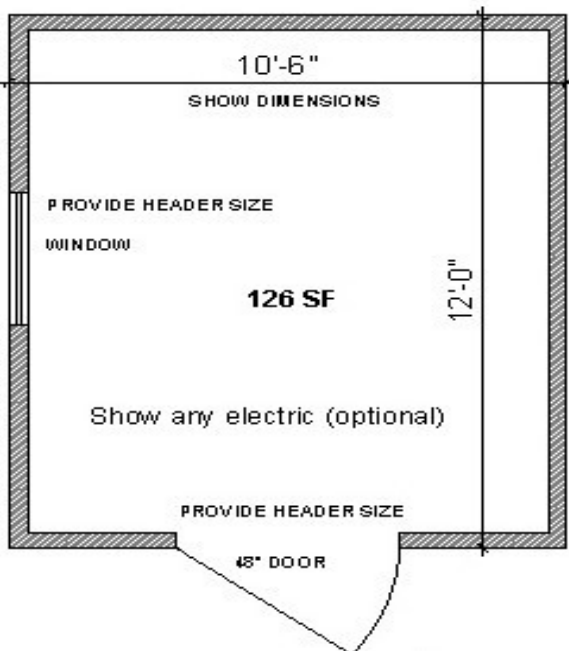
Site Plan

Site Plan Requirements:

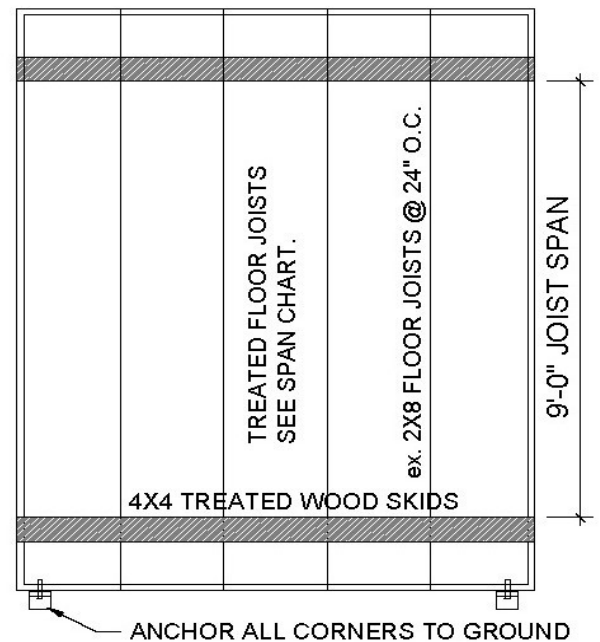
- Show location of the new shed in relation to the house
- Provide measurements from shed to property lines and other structures. Must meet County set backs
- Show overall length and width of the shed.
- Newer homes may have an existing site plan available through public records, which can be used to create the



Floor Plan



Floor Framing Plan



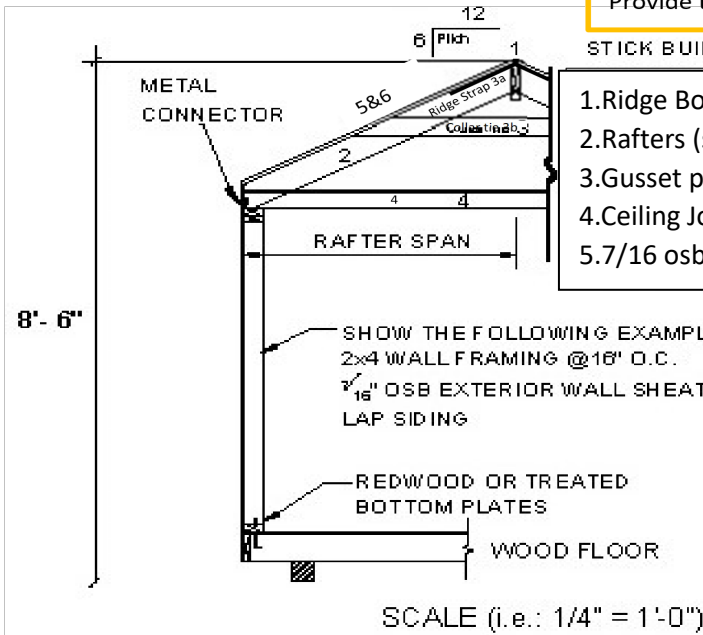
Sheds can be installed on a concrete slab or Skids.

See next page for concrete details.



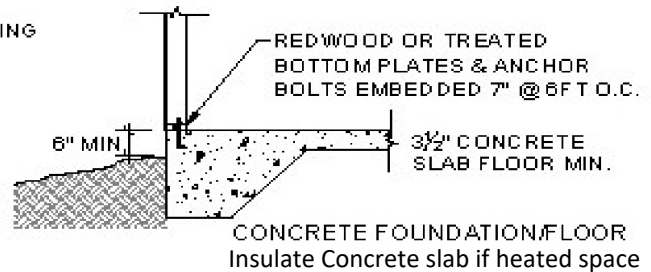
Provide the following drawings

Section & Roof Framing



STICK BUILT ROOF:

1. Ridge Board: Same Depth or Greater than cut rafters' end
2. Rafters (see span Chart)
3. Gusset plate, ridge strap, or collar tie in top every 4ft on center
4. Ceiling Joist fastened to the top plate or Rafter ties.
5. 7/16 osb roof Decking 15# felt underlayment.



Span Charts

Roof Rafters Chart			
Maximum Roof Rafters Span for Hem Fir #2 (Feet and Inches)			
R802.4.1(1) Interpolated for a 35psf ground snow load. NO CEILING ATTACHED			
Rafter size	Center to center member spacing. (in inches)		
	12"	16"	24"
2x4	8'-6"	7'-8"	6'-3"
2x6	12'-11"	11'-2"	9'-2"
2x8	16'-4"	14'-3"	11'-7"
2x10	20'-0"	17'-4"	14'-2"
2x12	23'-3"	20'-1"	16'-5"

FLOOR JOIST CHART			
Maximum Floor Joist Spans for Hem Fir #2 (feet and inches) R502.3.1(2)			
Joist Size	Center to center member spacing. (in inches)		
	12"	16"	24"
2x6	10'-0"	9'-1"	7'-11"
2x8	13'-2"	12'-0"	10'-2"
2x10	16'-10"	15'-2"	12'-5"
2x12	20'-4"	17'-7"	14'-4"