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Public Service with integrity

Fabricated Residential Storage Sheds

Fabricated buildings are a unique entity within the building world and do not necessarily adhere to standard permitting and inspection practices or objectives. Upon review of the Residential Code of Ohio, historical concepts, and past practices the following policy has been developed. The purpose of this policy is to establish acceptable standards of frost protection for fabricated residential storage sheds only and does not replace any quintessential building or zoning code requirements.

Buildings 200 ft² or smaller

A permit is not typically required for this work. To meet this exception the building must meet the following criteria:

- Does not exceed 200 ft²
- Limited to one story in height
- Used as tool and storage shed, playhouse, or similar use
- Not used as a dwelling or automotive storage or repair

If the installation does not meet these criteria, a permit would be required for the work. The prescriptive methods of the Residential Code of Ohio (RCO) would be applicable including any approved alternative methods compliant with RCO §106.4 & RCO §106.5.

Buildings 201 ft² through 600 ft²

A permit is required for this work. The building may be installed on a monolithic slab, footing, gravel base, or piers, when meeting the following criteria:

- Limited to one story
- Maximum 10 ft eave height
- Anchored to withstand recognized wind loads
- Not used as a dwelling or automotive storage or repair

If the installation does not meet these criteria the prescriptive methods of the Residential Code of Ohio (RCO) would be applicable including any approved alternative methods compliant with RCO §106.4 & RCO §106.5.

Structures 601 ft² and larger

A Permit is required for this work and the installation is to be installed using the prescriptive methods of the Residential Code of Ohio (RCO) including any approved alternative methods compliant with RCO §106.4 & RCO §106.5.

(01/01/2023)