

# Do I need a permit for my shed?

**Yes (if)**

Also applies to shade structures.

**No (if)**

Over 120 sq. ft. in size  
Contains electrical fixtures  
Contains plumbing fixtures  
Has Air Conditioning  
Is taller than 12 ft. to peak  
If intended for use other than storage

Under 120 sq. ft. in size  
Does not contain electrical, plumbing, HVAC.  
Is less than 12 ft. to peak of roof  
Intended for storage use only

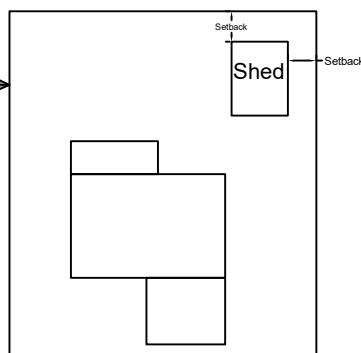
## OK so I need a permit, now what?

Planning approval will be required. Site plan must be prepared.  
Provide clear plan showing your property, any structures on your property.

The intended location of your shed or shade structure.

The proposed setbacks from your property lines.

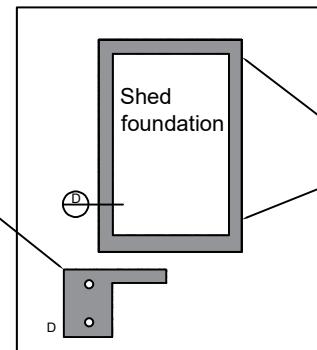
Setbacks from other structures if less than 10 ft. See example.



A foundation plan will be required.

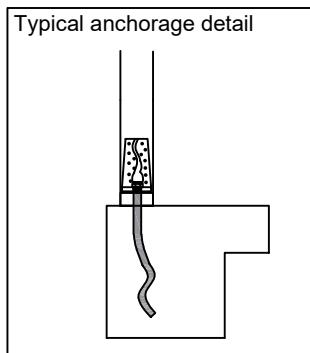
Provide details

Note: Code minimum size footing is 12"x12"



Anchor points

Provide anchorage details.



Total anchorage must equal 13,540 lbs for every 100 sq. ft. in 130 mph wind zone.  
5,806 for 95 mph per 100 sq. ft., or fraction thereof.

Provide electrical and plumbing plans if installing.  
HVAC installations require Title 24 energy calcs.  
If installing cooking equipment in or underneath structure then additional plans for clearance and venting will be required.



**City of Banning**

**Permits for sheds**

Banning Building Department 99 E. Ramsey St.