

Building Permit Requirements for Small Carports / Sheds

Permits are issued with the condition that these structures be supported on a frost footing and be anchored to the ground to resist wind uplift pressures developed by winds up to 110 MPH. All sheds and carport structures must be anchored to resist these uplift pressures.

The Virginia Uniform Statewide Building Code requires that buildings larger than 256 square feet in area be supported upon footings extending below the frost line, and be anchored against wind uplift.

The following are minimum footing requirements for sheds and carport type accessory buildings larger than 256 square feet in area. Failure to comply with these conditions will void this permit and create a building code violation.

- Footings must extend below the frost depth (12 inches below grade).
- If isolated pier footings are used, pier footings must be located below each vertical steel member, and be a minimum of 16 inches X 16 inches, 8 inches thick, with the bottom of the footing 12 inches below final grade. Isolated pier footing to be spaced no more than 8 feet apart, center to center.
- If continuous footings are used, footings must be a minimum of 12 inches wide, 8 inches thick, with the bottom of the footing at least 12 inches below final grade. County shrink-swell soils policies require a minimum of 2 runs of #4 rebar, placed in the lower third of the footing.
- Positive ground anchoring is mandatory. Examples of positive ground anchors include:
 - ✍ The structure must be attached to the footings by use of ½ inch L shape, galvanized anchor bolts, placed at least 6 inches into the footings, and secured to the structure, or metal straps properly sized and inserted into the concrete.
 - ✍ Properly installed mobile home type screw anchors, bolted or strapped to the structure at 8 foot intervals.
 - ✍ 4 X 4 treated posts imbedded into and anchored to concrete frost footings, that are then bolted to the shed structure around the perimeter at 8 foot intervals.
 - ✍ Simpson or equal foundation straps, imbedded into the concrete footings, and bolted to the structure around the perimeter on 8 foot intervals.

Other methods of wind resistant construction may be used if prior approval from the Building Official is obtained.

Footings must be inspected before concrete is placed.

A final inspection is required for every building permit.