



City of Braidwood
141 W. Main Street
Braidwood, IL 60408
(P) 815-458-2333 (F) 815-458-6074

www.braidwood.gov

SHED \$60

BUILDING PERMIT APPLICATION

(Accessory building which is 120 square feet or less.)

Please allow a **minimum of one week** for processing. Applications are processed in the order in which they are received and undergo building & village code plan reviews. Incomplete submissions will extend review time. Please review the additional notes page for requirements and inspections.

APPLICANT & OWNER INFORMATION

Applicant Name:		Phone:	
Property Owner Name:		Phone & Email:	
Project Address: (where work is to be done)		Date Applied:	
HOA ☐ Yes ☐ No	PIN #:	Zoning Class:	
WRITTEN APPROVAL ☐ YES ☐ NO			
Electric ☐ Yes ☐ No	Corner Lot: ☐ Yes ☐ No	Project Cost:	
Gas: ☐ Yes ☐ No			
Type of Installation ☐ Stick Built ☐ Pre-manufactured	Is any portion of proposed in any easements: ☐ Yes ☐ No		
Additional Notes:			

CONTRACTOR INFORMATION - MUST BE LICENSED WITH THE CITY OF BRAIDWOOD

Name	Address	Phone & Email
Shed		
Concrete		
Electrical		
Gas		

I hereby declare that I have read and understood this application. The above information and any attachments are correct. I agree, that inconsideration of and upon issuance of a building or use permit, that I am allowed to do such work as herewith applied for, and that such premises shall be used only for such purposes as set forth above. I hereby certify that I am the owner of record and the named property, or that the proposed work is authorized by the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT:

DATE:



SHED PERMIT

Shed Requirements

- Accessory building must be a minimum of 5' from property line and 10' from principal building
- Shed shall be equipped with tie downs to prevent uplift
- The shed / modular storage unit area, when combined with the area of other structures in the rear yard, shall not exceed 40% of required rear yard area
- A shed cannot exceed 18 feet in height unless permitted as accessory to a business or to authorized special uses
- A shed can be constructed in a rear yard only
- No property shall be permitted to have an accessory structure without a principal building. No property shall be permitted to have more than two accessory structures
- Must be constructed of wood, masonry, or vinyl only
- Highest point of shed must be at least 8 feet below all overhead electrical wires
- Existing grade should not be altered
- Excavated spoils will need to be removed from site
- No construction equipment/materials shall be deposited or stored within the Village Right-of-Way
- Extreme care is to be taken to protect the existing utilities, pavement, curbs, and sidewalks
- Pavement, curb, and sidewalk should be ramped or planked to avoid damage
- If any portion of shed is in a flood zone, engineering approval is necessary
- If there is a septic field on the property, approval from the Will County Health Department is required

Inspections Required

- Pre-pour concrete
- Rough building
- Final building
- Underground electric (if applicable), rough electric (if applicable), final electric (if applicable)
- Rough mechanical (if applicable), final mechanical (if applicable)

Permit Documents Required

- Building Permit Application
- Copy of Plat of Survey-Clearly marked and work area highlighted, dimensioned and indicating setbacks from the house and lot lines
- A site plan showing the proposed shed location and any existing structures drawn to scale. You may utilize the county GIS mapping system and print a copy for the drawing. Must include setbacks from house and lot lines
- Brochure (if-premanufactured)
- A detailed drawing (if stick built) indicating the material list, concrete specifications, dimensions, framing details including electrical layout and mechanical layout if applicable and anchoring for the shed

- Shed Contract – a copy of the contract proposal from the contractor
- State Law requires the actual person doing the digging to contact J.U.L.I.E for the location of underground utilities. Call 800-892-0123 or 811

All inspections must be emailed to www.inspections@braidwood.gov

Include the permit number, project address, your name and phone number and type of inspection you are requesting. Do not leave a voicemail for an inspection request. Please send the inspections email before 3:00 for next day inspections.

BUILDING PERMIT PLACARD MUST BE DISPLAYED AND VISIBLE FROM THE FRONT OF THE HOUSE