

Shed & Garage Guide

General Rules:

- If shed is 50 square feet (7 x7 or 8 x 6) or smaller
 - No permit is required.
 - Must follow the set backs (proposed location notes below)
- If shed is large than 50 square feet
 - Requires a Building Permit
 - It requires a concrete pad and rat wall.

See Shed Guide for additional rules

Documents Required:

- Building Permit Application:
Complete the application sections;
 - Skip the contractor information, if you are applying as a the homeowner
- Plans:
Use the provided template or use a Google satellite image to show:
 - Show the proposed location of the shed; Must be:
 - Minimum of 3 feet from the side property line
 - Minimum of 6 feet from the back of the property line, cannot be in the easement
 - Minimum of 10 feet from the house or any accessory structure (deck, pergola, gazebo)
 - Dimensions of the shed
 - Indicate the height of shed from the midpoint of the roof
 - Indicate the door width
 - Picture of the proposed shed
- Driver's license (if being pulled by the homeowner)

Submittal:

You can submit via:

- Online at www.sterlingheights.gov
- In person at the Building Department
- Mail to:
Attn: Building Department
40555 Utica Rd.
Sterling Hts., MI 48313- Attn: Building Department

If you have additional questions, please feel free to call us at 586-446-2360

Shed & Garage Guide



ALL FEES DUE AT THE TIME OF APPLICATION

If the proposed shed is less than 50 square feet, no permit is required, but must meet the requirements for the location of the shed.

Permits for Sheds 51-200 Square Feet

- ☐ **Building Permit Application:**
Be aware of any subdivision restrictions prior to application. Complete application *with valid email address*. Can be secured by homeowner or State of MI licensed contractor. Approved permits will be emailed to applicant.
- ☐ **Required Plans for Shed/ Garage- 1 set of plans only:**
 - ☐ **Plot Plan (this can be hand drawn or you use satellite image of your property)**
 - o Where shed will be located on property (stay out of easements)
 - o Distance from shed/garage to property lines (minimum 3')
 - o Ratwall (minimum size 6" x 18") or footing dimensions
 - o Door width (maximum 6')
 - o Height (maximum 10' on lot size < ¼ acre, maximum 15' > ¼ acre)
 - o Slab Depth (minimum 3 1/2")
 - ☐ **Image of Shed**

Permit(s) for Sheds/ Garage > 200 Square Feet

- ☐ **Building Permit Application:**
Be aware of any subdivision restrictions prior to application. Complete application *with valid email address*. Can be secured by homeowner or State of MI licensed contractor. Approved permits will be emailed to applicant.
- ☐ **Electrical Permit Application:**
Required for *any* electrical work is being installed in the shed or garage. Permits can be applied online at <https://www.sterling-heights.net/1922/Online-Permits>
- ☐ **Required Plans for Shed/ Garage- 1 set of plans only:**
 - ☐ **Plot Plan (this can be hand drawn or you use satellite image of your property)**
 - o Where shed will be located on property (stay out of easements)
 - o Distance from shed/garage to property lines (minimum 3')
 - o Ratwall (minimum size 6" x 18") or footing dimensions
 - o Door width (maximum 6')
 - o Height (maximum 10' on lot size < ¼ acre, maximum 15' > ¼ acre)
 - o Slab Depth (minimum 3 1/2")
 - ☐ **Construction Drawings**
 - o For conventional framing or a pre-engineered building (i.e. wood or metal kit shed). Material lists by home center stores are not construction drawings!
 - o Picture of Proposed Shed.

*** Start Work Only After Permit Approved ***

*** Verify underground utilities - Call Miss Dig at 800-482-7171 ***

- ☐ **Building Open Form Inspection:** Schedule after trenching & forming the concrete floor slab & rat wall. Pour concrete after approval.
- ☐ **Electrical Trench Inspection.** Schedule if electric is being installed.
- ☐ **Electrical Final Inspection.** Schedule prior to final building inspection.
- ☐ **Building Final Inspection.** Last inspection. Schedule once construction is complete.

***** HAVE APPROVED PLANS ON SITE FOR ALL INSPECTION*****

General & Zoning Requirements

- Concrete floors shall be poured in all detached garages, utility and storage buildings with a floor area over 50 square feet. The concrete floor must be a minimum 3-1/2" thick and in compliance with all applicable codes. A rat wall, 6" wide by 18" deep, is required around the perimeter of the slab. Structures over 400 square feet may require a foundation of 42" deep.
- Access from a second garage to a Public or Private Street will not be permitted from an unpaved surface but shall be from the paved driveway required for the first garage or from a separate driveway.
- Where paving is proposed in the side yard to less than eighteen (18) inches from the property line, run off shall be contained within the property by reverse pitch of one and one-half (1-1/2) inches curb to prevent water, road salts or other substances from entering onto the adjoining proper.
- Maximum width of doors on shed is 6'.
- A detached accessory building or structure shall not be located in the front or the required side yards.
- No detached accessory building shall be located closer than ten (10) feet to any principal building.
- Attached accessory buildings are permitted to be located in the required rear yard provided they are not closer than three (3) feet to any lot line.
- In the case of a through lot, a detached accessory building or structure shall not be located in any required rear yard that abuts the front yard of an adjacent lot.
- In the case of a corner lot, accessory buildings (except sheds) shall not be located in either required front yard.
- Sheds not exceeding two hundred (200) square feet, when located on a corner lot, may extend ten (10) feet into the side street front yard setback, provided there is no paved access to the property line or curb cut.
- In no instance shall an accessory structure be located within a dedicated easement. NOTE: The applicant is responsible for researching the locations of any easements on the property. Approval of the location of the structure is based on easement locations provided by the applicant.
- Total lot coverage, including all buildings shall not exceed 30%.

Parcels Zoned "One Family" ¼ acre or less (10,890 Sq Ft)

	If garage is attached to the house, one (1) shed, not exceeding 200 feet in area, shall be permitted.
	Garages cannot exceed fifteen (15) feet in height (measured to midpoint of roof) or 700 square feet.
	Sheds cannot exceed ten (10) feet in height (measured to midpoint of roof).

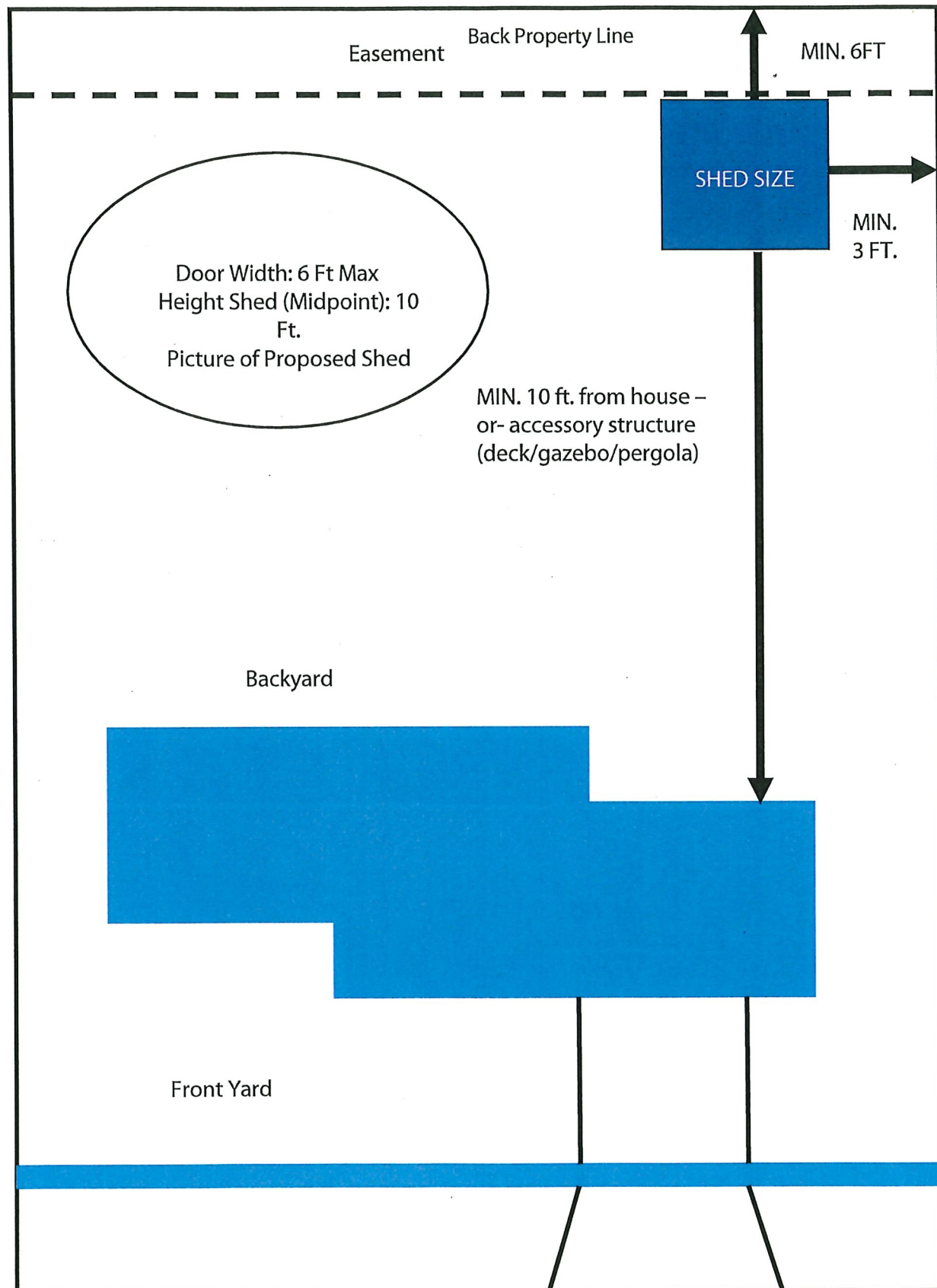
Parcels Zoned "One Family" greater than one-quarter (1/4) acre and less than one-half (1/2) acre (21,780 Sq. Ft.)

	Freestanding accessory buildings including but not more than two (2) garages may be permitted.
	The total square footage of all detached accessory buildings shall not exceed one thousand (1,000) square feet.
	The minimum rear and side yard setbacks of accessory buildings exceeding nine hundred (900) square feet in size shall be twenty (20) feet.
	Maximum building height is fifteen (15) feet (measured to the midpoint of the roof).

Parcels zoned "one family", that exceed one-half(1/2) acre (21,780 Sq. Ft.)

	For each additional one-quarter (1/4) acre or portion thereof over one-half (1/2) acre, an additional two hundred (200) square feet of accessory buildings shall be permitted.
	The total square footage of all detached accessory buildings shall not exceed two thousand (2,000) square feet.
	The minimum rear and side yard setbacks of accessory buildings exceeding nine hundred (900) square feet in size shall be twenty (20) feet.
	Maximum building height is fifteen (15) feet (measured to the midpoint of the roof).

Shed & Garage Plot Plan Sample:



**BUILDING PERMIT
APPLICATION NO:
PB**



40555 Utica Road, P.O. Box 8009
Sterling Heights, Michigan 48311-8009
Phone (586) 446-2360
Submit permits and schedule inspections here:
[Online Portal](#)

1. JOB LOCATION

Street Address		Sub, Lot #, Building	Date of Application	
Owner's Email Address:			*ALL CORRESPONDENCES WILL BE EMAILED *	
Owner's Name		Owner's Phone #:	Driver's License	
Owner's Address			State	Zip Code
Additional Contact Person			Telephone Number	

2. DESCRIPTION OF WORK: Circle or fill in blanks for everything that applies to your project. * This is REQUIRED *

Type	NEW BUILDING	ADDITION	ALTERATION	REPAIR	FIRE-REPAIR	MOBILE HOME	SOLAR PANEL
	TENT	AWNING	GAZEBO	DECK	PERGOLA	GARAGE	ROOFING
	DEMOLITION		SQ. FT. _____				
SHED:	POOL:		CONCRETE:			FINISHED BASEMENTS:	
WOOD	STORABLE --- ABOVE GROUND --- INGROUND		REPLACEMENT OR NEW			SQ. FT. OR APPROX % FINISHED _____	
METAL	GUNITE * CONCRETE		DRIVEWAY * FRONT PORCH * REAR PORCH * SIDE PORCH			BATH: SINK * TOILET * TUB * SHOWER * JACUZZI	
PLASTIC	FIBERGLASS * PLASTIC		SHED PAD * GARAGE FLOOR * DRIVEWAY EXTENSION			BEDROOMS: ____ BATHROOMS	
			BROOM FINISH * DECORATIVE (STAMPED, BRICK PAVERS, AGGREGATE)			KITCHEN * FIREPLACE * WET BAR	
RESIDENTIAL	SINGLE FAMILY	TWO OR MORE FAMILY		HOTEL / MOTEL		PLAN NUMBER ON FILE: _____	
	No. of stories _____	No. of units _____		No. of units _____			
NON-RESIDENTIAL	THEATER / SOCIAL HALL	PARKING STRUCTURE		STORE / MERCANTILE		REPAIR / GAS STATION	OFFICE CHURCH
	PUBLIC UTILITY	INDUSTRIAL		HOSPITAL / INSTITUTION		OTHER _____	SCHOOL
OTHER (NOT LISTED)							

3. CONTRACTOR INFORMATION (ONLY IF APPLICANT)

Contractor's Name		Driver's License Number	
Contractor's Address		City	State Zip Code
Contractor's Email Address:		*ALL CORRESPONDENCE WILL BE EMAILED *	
Telephone Number	Date of Birth	Federal Employer ID Number (or reason for exemption)	
Worker's Compensation Insurance (or reason for exemption)		MESC Employer Number (or reason for exemption)	
Contractor License Type		License Number	Expiration

BY SIGNING THIS APPLICATION I CERTIFY 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 WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF STERLING HEIGHTS. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT (Homeowner must also sign affidavit - Item #4)

4. Homeowner Affidavit

I hereby certify the work described on this building permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the building code and shall not be covered up or put into operation until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange for necessary inspections.
Signature of Homeowner

5. BUILDING PERMIT AND PLAN REVIEW FEES

		TOTAL
APPLICATION FEE (NON REFUNDABLE)	\$56.00	\$56.00
PLAN REVIEW DEPOSITS		
Single Family Residential	\$660.00	
Commercial Alteration	\$270.00	
New Commercial/Industrial Building	\$1,340.00	
Commercial/Industrial Addition	\$660.00	
PLAN REVIEW FEES		
Plan number on file	\$130.00	
Misc. plan review	\$76.00	
MISC.		
Mobile homes	\$176.00	
Concrete	\$78.00	
Antenna	\$78.00	
Awning	\$78.00	
Solar Panels	\$153.00	
Canopies	\$78.00	
Tents	\$78.00	
Gazebo/Pergola	\$78.00	
Roof or Re-roof	\$78.00	
Sheds (Between 50 - 200 sq. ft)	\$78.00	
Deck/Porch	\$78.00	
Swimming pool (Above Ground)	\$78.00	
Swimming pool (Below Ground)	\$160.00	
Swimming pool (Storable)	\$78.00	
Demolition	\$76.00 + \$.10 per square foot	
Res. Basement Finish	\$265.00	
Res. Interior Finish	\$265.00	
Fire Repair/ Water repair	\$305 + construction value	
Minor Commercial Alterations under 400sqft	\$252.00	
Misc.	\$78.00	
Building moving	\$340.00	
Re-Inspection Fee	\$75.00	
Re-establish expired permit	\$77.00	
Expedited Review commercial/industrial interior	\$240.00	
TOTAL FEE		

MAKE CHECK PAYABLE TO "CITY OF STERLING HEIGHTS"	
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FOR BUILDING DEPARTMENT USE ONLY			
USE GROUP	CONSTRUCTION TYPE	SQ. FOOTAGE	GARAGE
REFERENCED/CONSTRUCTION CODE	OCCUPANCY LOAD	FIRE SUPPRESSION	
Total Bedrooms	Total Baths		

ADDRESS: _____

___ FT

BACK PROPERTY LINE

6' WIDE EASEMENT

BACKYARD

___ FT

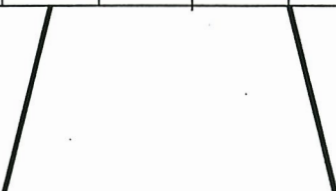
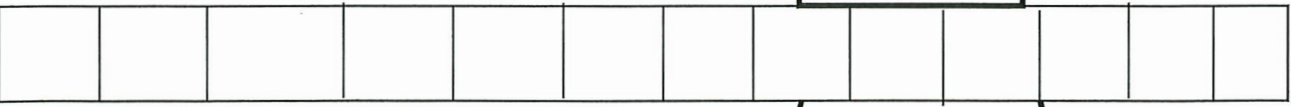
HOUSE

FRONT DOOR

GARAGE

___ FT

FRONT YARD



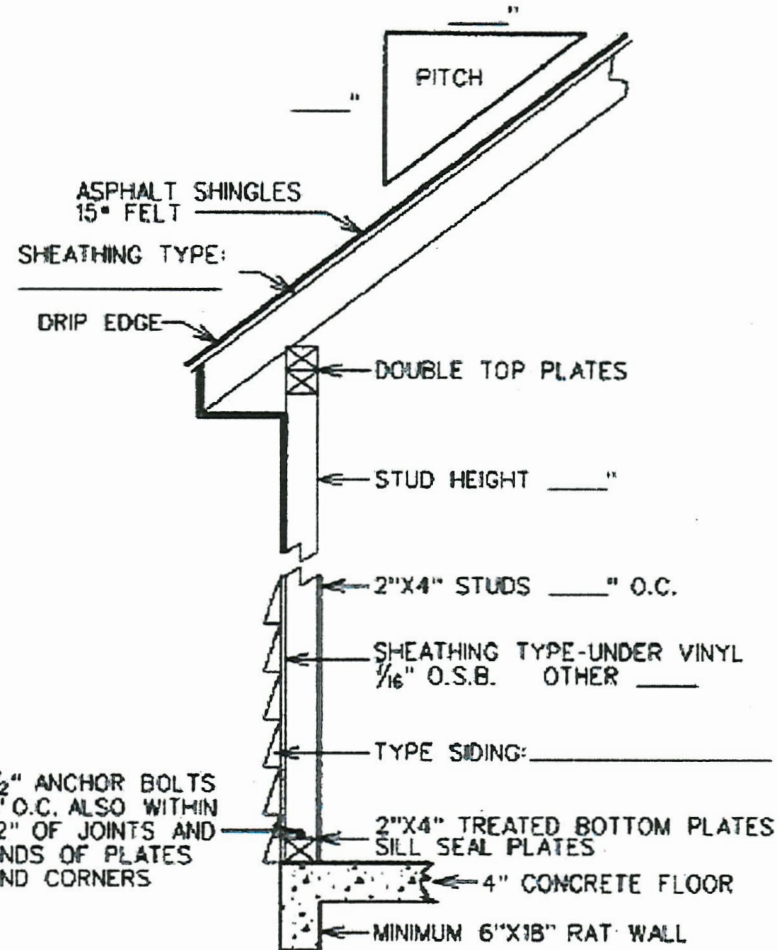
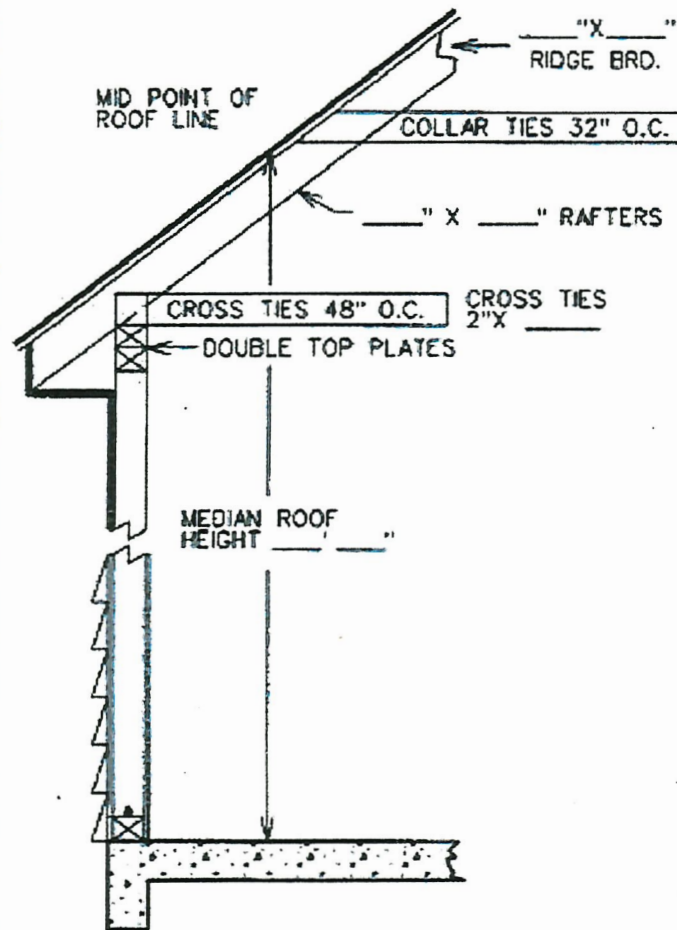
RESIDENTIAL PLOT PLAN
TEMPLATE

MODIFIED
3/11/2024

SIDE PROPERTY LINE

SIDE PROPERTY LINE

SITE ADDRESS: _____



ROOF INFORMATION:

TRUSSES - PROVIDE SEALED TRUSS DIAGRAM FOR ROUGH/FINAL INSPECTION

IF CONVENTIONALLY FRAMED - FILL IN ABOVE

SAC
DATE: 1/9/15

REVISIONS:

GARAGE PLAN
DETAIL

CITY OF
STERLING HEIGHTS
STANDARD DETAILS