



Town of Keenesburg

91 W. Broadway Avenue Keenesburg, CO 80643

E-mail: townofkeene@keenesburg.org

Phone: 303-732-4281, Fax: 303-732-0599

Shed Guide

Sheds 200 sq ft or larger will require a standard building permit.

Sheds under 200 sq ft (no electricity) require a No-Fee Permit, which requires a site plan. The site plan review is required to verify setback requirements before and after it is built, inspected by Public Works. The shed guide may be used as an informational tool to assist with the shed permit process.

Submittal Checklist (all documents must be in PDF format)

- ☐ Permit Application (Name PDF: *Apps – Address – v1*):
include square footage of the shed and note if other work is included (electrical/plumbing).
 - Homeowner Affidavit (for homeowner builders)
- ☐ Site Plan (Name PDF: *Site Plan – Address – v1*):
- ☐ Plans (Name PDF: *Plans – Address – v1*):
 - Floor Plan (See Example Page 2)
 - Section/side view (See Example Section & Roof Framing Page 3)
 - Roof framing plan (See Example Section & Roof Framing Page 3)
 - Floor Framing Plan (only if wood floor) (See Example Page 2)

Engineered and stamped structural plans or letter are required to be submitted for any of the following conditions:

1. Ridge Beam Design (required for roof slopes less than 3:12)
2. Gusset plates (instead of ridge boards)
3. Barn/Gambrel shaped roofs
4. Wall height greater than 10ft
5. Prefabricated structures
6. Kits that do not meet prescriptive framing per this handout and the current International Residential Code
7. Foundations for lean-to shed additions that are attached to another building (submit as an Addition Permit)
8. Materials not addressed in code
9. Designs outside of those presented in code



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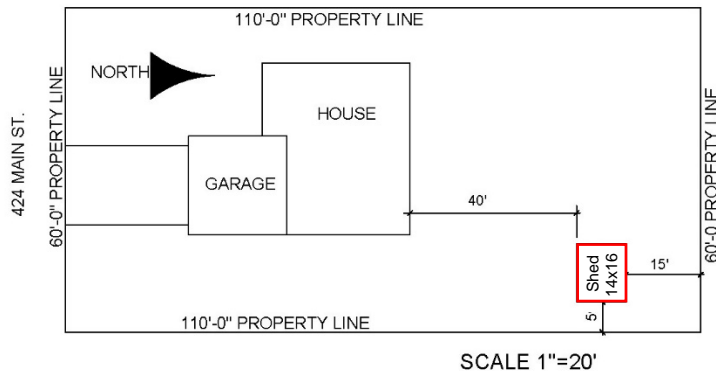
Shed Guide

Provide the following drawings. All plans must be to scale. (example \therefore ¼ inch per foot). Can be hand-drawn, but PDF format

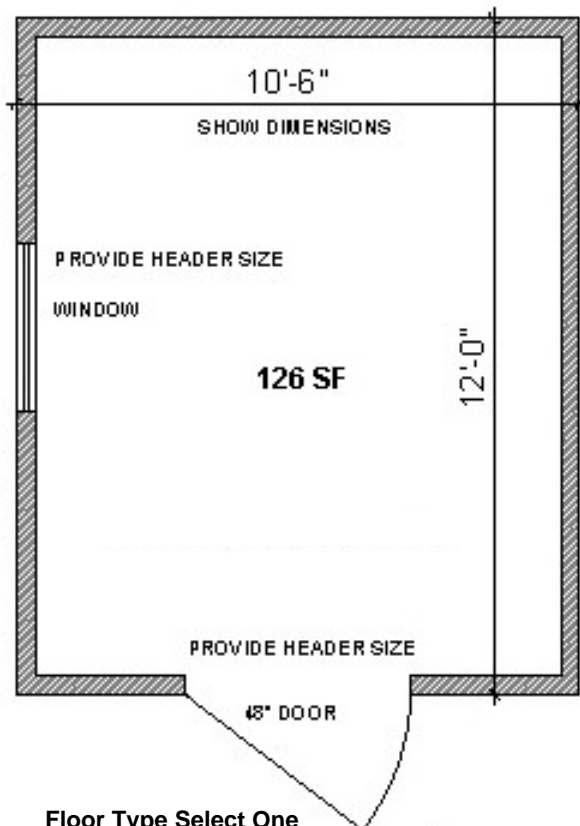
Site Plan

Site Plan Requirements:

- ☐ Show location of the new shed in relation to the house
- ☐ Provide measurements from shed to property lines and other structures
- ☐ Show overall length and width of the shed



Floor Plan

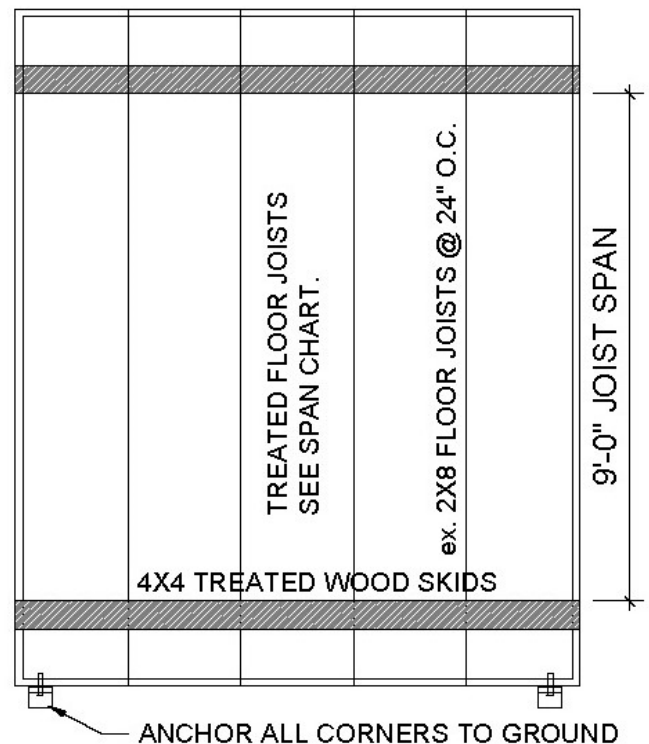


Floor Type Select One

- ☐ Concrete Floor
- ☐ Wood Floor

Sheds can be installed on a concrete slab or Skids. See next page for concrete detail

Floor Framing Plan





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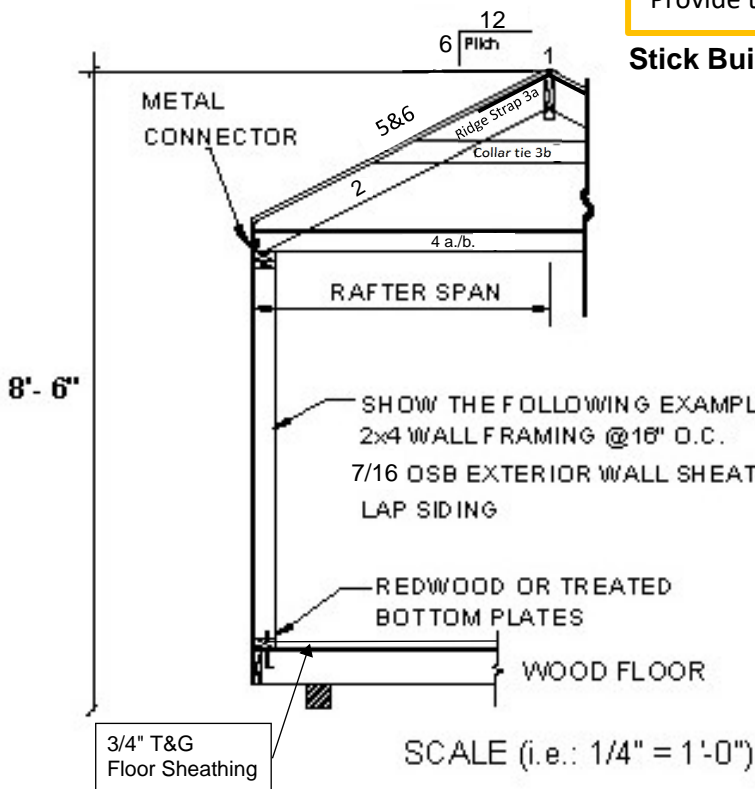
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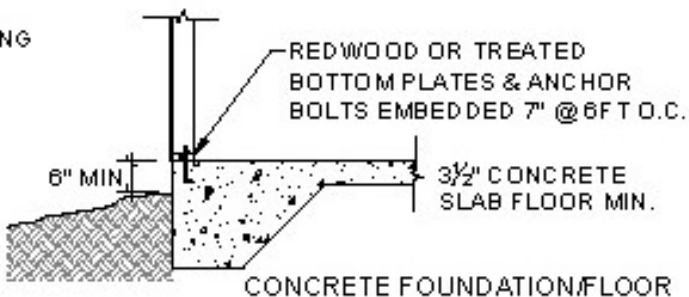
Provide the following drawings

Section & Roof Framing

Stick Built Roof



1. Ridge Board: Same depth or greater than cut rafter end.
2. Rafter (see span chart)
- 3a. 1x4min Collar ties every 4ft on center *or*
- 3b. 1 1/4" x 20 gage min. ridge strap (3) 10d common nails per rafter
- 4a. Ceiling joists fastened to the top plate *or*
- 4b. Rafter ties, min. 2x4 at max. 24" o.c.
5. 7/16 OSB Roof decking, 15# felt underlayment
6. Asphalt shingles or other



Span Charts

ROOF RAFTER CHART *

Maximum Roof Rafter Spans for Hem Fir #2
(feet and inches)

2018 IRC TABLE R802.4.1(3) 30psf snow load
NO CEILING ATTACHED

Rafer Size	Center to center memberspacing (in inches)		
	12"	16"	24"
2x4	8'-10"	8'-0"	6'-7"
2x6	13'-7"	11'-9"	9'-7"
2x8	17'-2"	14'-11"	12'-2"
2x10	21'-0"	18'-2"	14'-10"
2x12	24'-4"	21'-1"	17'-3"

FLOOR JOIST CHART *

Maximum Floor Joist Spans for Hem Fir #2
(feet and inches) 2018 IRC TABLE R502.3.1(2)

Joist Size	Center to center memberspacing (in inches)		
	12"	16"	24"
2x6	10'-0"	9'-1"	7'-11"
2x8	13'-2"	12'-0"	10'-2"
2x10	16'-10"	15'-2"	12'-5"
2x12	20'-4"	17'-7"	14'-4"