



SHEDS, PLAY HOUSES AND STORAGE BUILDINGS

The City and County of Broomfield requires building permits for one story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is greater than 120 Sq/Ft and the structure is associated with a detached single family home. All sheds need to meet the required setbacks from the property line no matter the size or permit requirement, which vary depending on the zoning of your property. Playground equipment is not regulated. In order to obtain a permit for your shed, please provide the following:

- A dimensioned site plan of your lot showing the location of all existing structures and the proposed location of the shed.
- Site built sheds require plans that show the layout of the building including location of windows and doors; the size and spacing of all framing members; the type and thickness of the roof, floor and wall sheathing; the slope of the roof and type of roofing materials; the type of siding; and how the shed will be anchored to the ground.
- Factory built sheds need only provide a dimensioned floor plan that indicates the finish materials.
- If electrical power will be provided to the shed, this shall be shown on the plans.

Depending on the particular shed, at least one, and possibly more inspections will be required. An underground electrical inspection is required for any buried wires to the building. A rough framing inspection is required if any of the framing will be covered. A rough electrical inspection is required for any wiring in the walls that will be concealed. Final inspections are required for all required trades when the project is complete. The homeowner is responsible for obtaining any necessary approvals from any Homeowner's Association or Architectural Control Committee.