

Before you apply

Required approvals and permit application documents

BUILDING PERMIT REQUIRED

Sheds 200 SF or larger, OR any shed with electrical work.

01 Confirm location with Planning & Zoning

Verify the shed is allowed at the proposed location and meets applicable setbacks, buffers, easements and accessory-structure limitations.

02 Obtain Environmental Health approval

Submit the proposed location for septic-system review and obtain the required approval before Building Safety permit processing.

03 Prepare the required scaled site plan

Show lot lines, house and existing buildings, proposed shed footprint, dimensions, distances to property lines and other site features.

04 Prepare scaled construction drawings

Include floor plan, four exterior elevations, foundation plan and sections, framing/roof details and wall-to-foundation anchorage.

05 Apply through SagesGov

Complete the online application and upload all approvals, drawings, manufacturer details and contractor documentation, as applicable.

APPLY ONLINE: www.sagesgov.com/fayettecounty-ga

Construction plan checklist

Drawings must be legible, scaled and fully dimensioned

01 SITE PLAN

Property boundaries; existing structures; shed location and size; setbacks; easements; septic tank and drain field, as applicable.

02 FLOOR PLAN

Overall length, width, square footage, proposed use, door and window locations and dimensions.

03 FOUR EXTERIOR ELEVATIONS

Front, rear, left and right; grade; wall height; overall height; roof shape and pitch; door and window openings.

04 FOUNDATION PLAN AND SECTIONS

Choose a permanent foundation system; show footing or pier width, length/diameter, depth below grade, thickness and reinforcement.

05 ANCHORAGE / TIE-DOWN DETAILS

Show wall-to-foundation connection, anchor type, size, spacing, embedment, quantities and installation instructions or PE design.

06 FRAMING AND ROOF DETAILS

Floor/wall framing, stud spacing, roof framing, sheathing, connections and manufacturer installation details as applicable.

07 ADDITIONAL DOCUMENTS

Environmental Health and zoning approvals; contractor documents; engineered design or manufacturer foundation specifications as needed.

PERMANENT FOUNDATION REQUIRED

A garage door changes the structure to a garage; concrete slab required.

Building a shed?

What to submit before construction begins

START WITH THE LOCATION

Confirm zoning and setbacks before purchasing or placing a shed. Submit a scaled site plan with your application. Environmental Health review may also be required for construction on septic-served property.

01 Site plan / required

Show property lines, the existing house and other structures, shed dimensions and location, measured setbacks, driveway/access, septic features, easements and applicable buffers.

02 Construction drawings / required

FLOOR PLAN	Overall dimensions, area, doors, windows and intended use
FOUR ELEVATIONS	Front, rear, left and right; wall/ridge heights and roof pitch
FOUNDATION PLAN	Footing or pier locations, width, depth, thickness and materials
ANCHORAGE	Anchor size, spacing, embedment and wall-to-foundation connection
FRAMING + ROOF	Studs, rafters/trusses, spans, sheathing and roof covering

HAND-DRAWN PLANS ARE ACCEPTABLE

Plans must be legible, dimensioned and drawn to a stated scale. Prefabricated sheds must include manufacturer installation

REQUIRED: SHEDS MUST BE INSTALLED ON A PERMANENT FOUNDATION.

Provide footing dimensions, depth and wall-to-foundation anchorage on plans.

GARAGE DOOR? THE STRUCTURE IS REVIEWED AS A GARAGE.

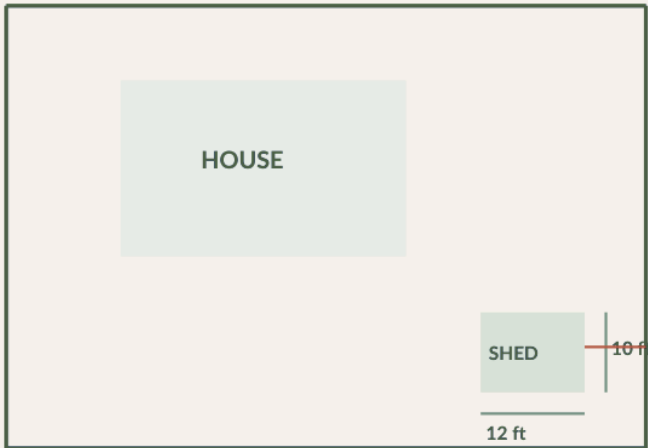
A concrete slab foundation is required for structures with garage doors.

DRAWING EXAMPLE / NOT A SUBMITTAL

Plans that communicate

Example shed: 12 ft × 10 ft / 120 square feet

A Site plan / example arrangement

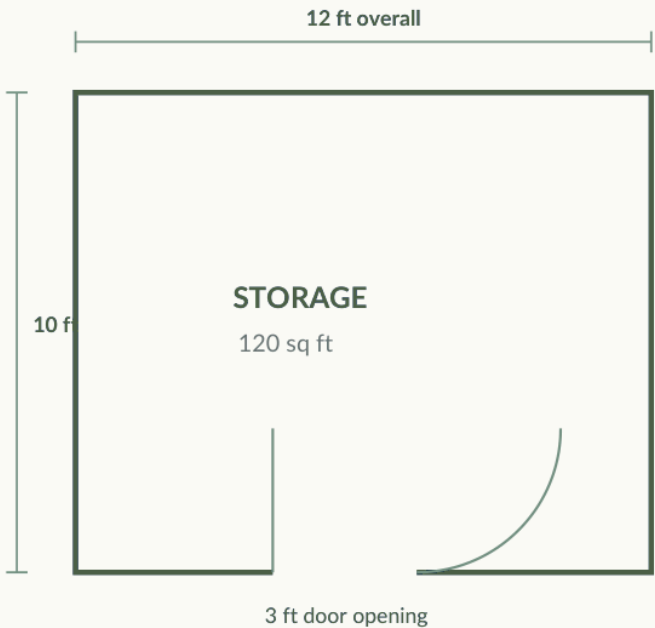


SHOW ACTUAL:

- Property boundaries
- House and other buildings
- Shed dimensions
- Setbacks to property lines
- Septic, buffers, easements

Illustrative parcel only. Submit the actual site plan drawn to scale.

B Floor plan / drawn at 1/4 in = 1 ft



DRAWING NOTES

Dimension every side. Show all door and window openings, interior partitions if any, and the proposed use.

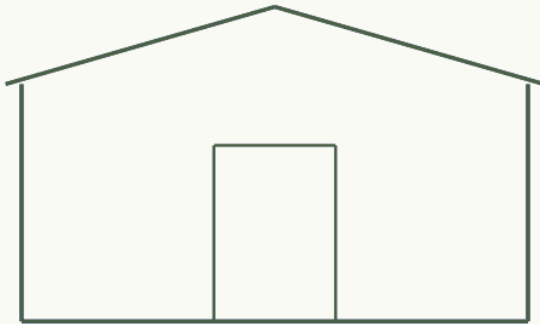
The example at left is drawn at the stated scale on this letter-size PDF when printed at 100%.

CONSTRUCTION DRAWING EXAMPLES

Elevations & roof

Show all four sides, not just a perspective view

C Exterior elevations / schematic



01 FRONT / 12 ft



02 REAR / 12 ft



03 LEFT / 10 ft



04 RIGHT / 10 ft

ELEVATIONS MUST LABEL

Wall height, ridge/overall height, roof pitch, grade relationship, door and window dimensions, exterior materials and any changes in grade.

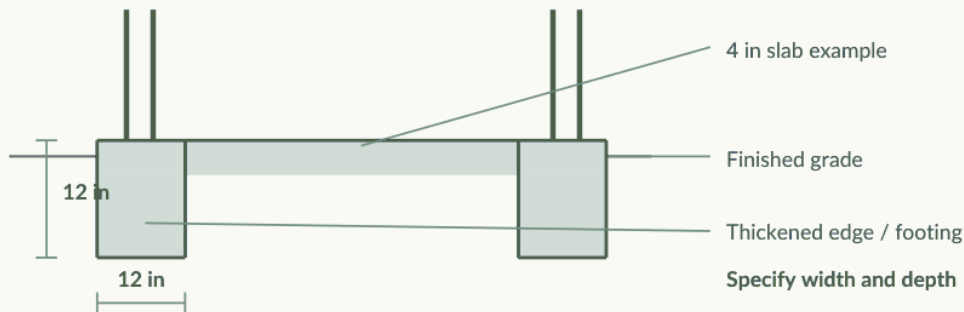
D Roof & framing details

Provide member sizes, spacing, spans, sheathing, roof covering, connectors and the load path to the foundation. Manufactured trusses or kits require the applicable manufacturer documents.

Foundation & tie-down

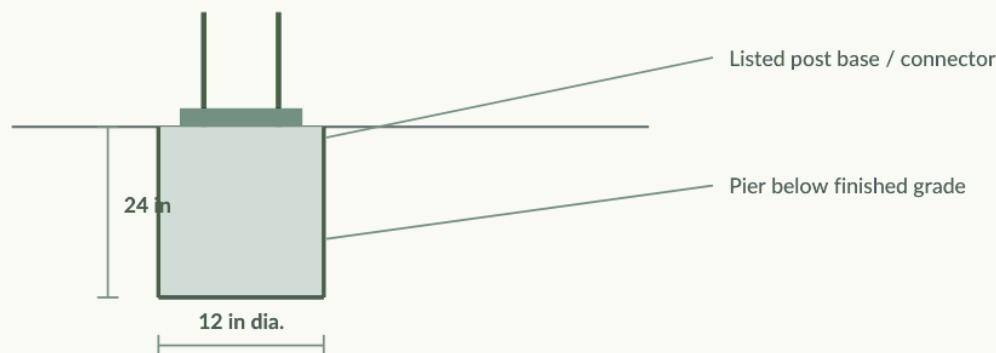
Dimensions shown illustrate plan notation—not approved minimums

E Slab with thickened edge / section example



Illustrative 12 in width × 12 in depth; not a prescriptive County footing requirement.

F In-ground pier / section example



Illustrative 12 in diameter × 24 in depth; actual sizing/depth must be substantiated.

ANCHORAGE & DESIGN DOCUMENTATION

Identify anchor type, size, number, spacing, embedment, and connection to wall framing. Submit code-compliant manufacturer instructions or a site-specific design sealed by a Georgia professional engineer, as applicable. Do not use these example dimensions without design verification.

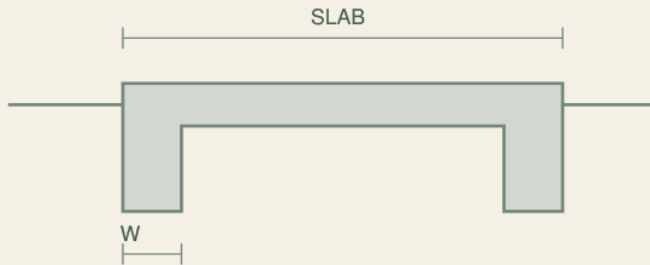
Apply: sagesgov.com/fayettecounty-ga Building Safety: 770-305-5403

Three permanent foundation options

Shed foundations must be permanent. Choose an appropriate, code-compliant design.

01 Concrete slab with integral thickened edge

Draw the section, slab thickness, edge footing width and depth.



Specify: slab thickness (T)

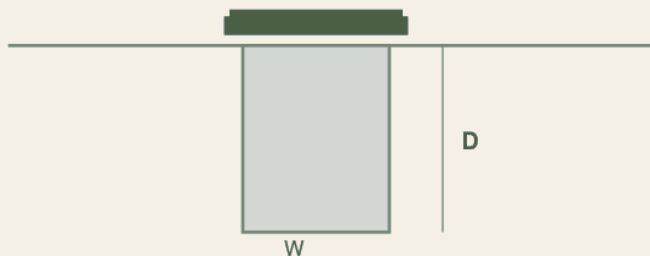
Thickened-edge width (W)

Footing depth below grade (D)

Rebar and anchor-bolt details

02 In-ground concrete or masonry piers

Draw a pier section and a plan locating every pier.



Specify: pier diameter/width (W)

Depth below grade (D)

Spacing and pier locations

Post base and uplift connection

03 Approved manufacturer or engineered system

Use a permanent in-ground foundation design with documented anchorage.



Submit the actual design:

Manufacturer's approved installation instructions OR Georgia PE design

Foundation layout, embedment, connections and uplift resistance

MANDATORY / PERMANENT FOUNDATION

Gravel, loose blocks or skids alone are not a permanent foundation.