



Bedford County

DEPARTMENT OF COMMUNITY DEVELOPMENT

ACCESSORY BUILDINGS AND STRUCTURES PERMIT REQUIREMENTS

Storage Sheds

256 square feet or less

One story detached structures used as tool and storage sheds, playhouses or similar uses that do not exceed 256 square feet in building area and are not classified as a Group F-1 or H occupancy, **do not require a Building Permit. (Zoning Permit is required.)** If electrical service or electrical circuits are installed, a Building Permit is required.

Greater than 256 square feet

A Building Permit and Zoning Permit is required. Structural plans from the manufacturer or construction specifications are required to determine wind load (90mph) and ground snow load (30psf) for the structure. Plan or design review is required.

Footings are required, see Accessory Structure Footing Requirements.

Garages/ Pole Buildings

All garages and pole buildings **require Plan Review, Building Permit and Zoning Permit.**

Carports

Carports must be open on at least two sides.

Carports not open on at least two sides shall be considered a garage and shall comply with 2012 IRC, Section R309.

Pre-fabricated metal carports 900 square feet or less in area, require a **Zoning Permit only.**

Pre-fabricated metal carports over 900 square feet or stick built carports over 256 square feet in area **require Plan Review, Building Permit and Zoning Permit.**

Swimming Pools

All swimming pools require a **Zoning Permit.**

All pools with a surface area greater than 150 square feet, exceed 5,000 gallons and are more than 24 inches deep **require a Building Permit.**

If you have any questions, please contact our office.