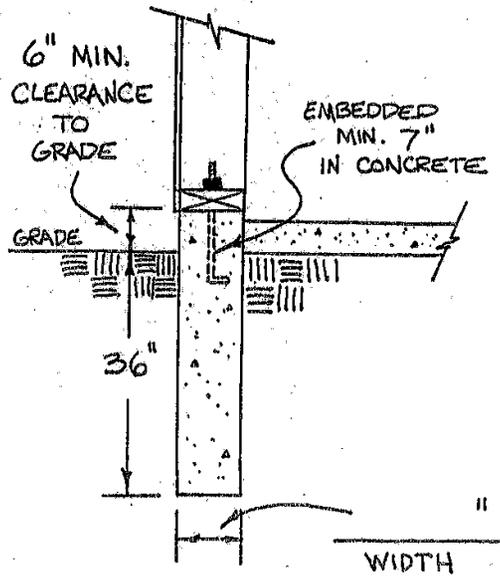
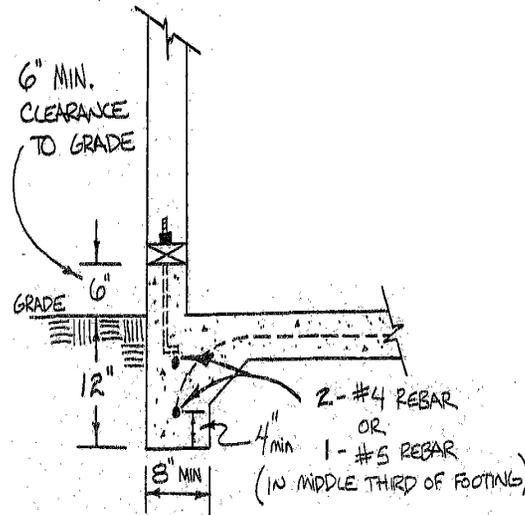


Frost-free Footing-Figure 2



Garages and accessory buildings larger than 400 sq. ft. in floor size require frost-free footings.

Monolithic Slab-Figure 3



Accessory buildings smaller than 400 sq. ft. may be installed with monolithic slab.

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Residential Garages & Accessory Buildings



Construction Detail

Building permits are required for residential garages and accessory buildings (i.e. storage buildings). The construction details of the permit application must include the wall and footing details.



Figure 1 is an example of wall detail needed.

Figure 2 is an example of a Frost-free footing

which is required on all buildings exceeding 400 sq. ft. in size.

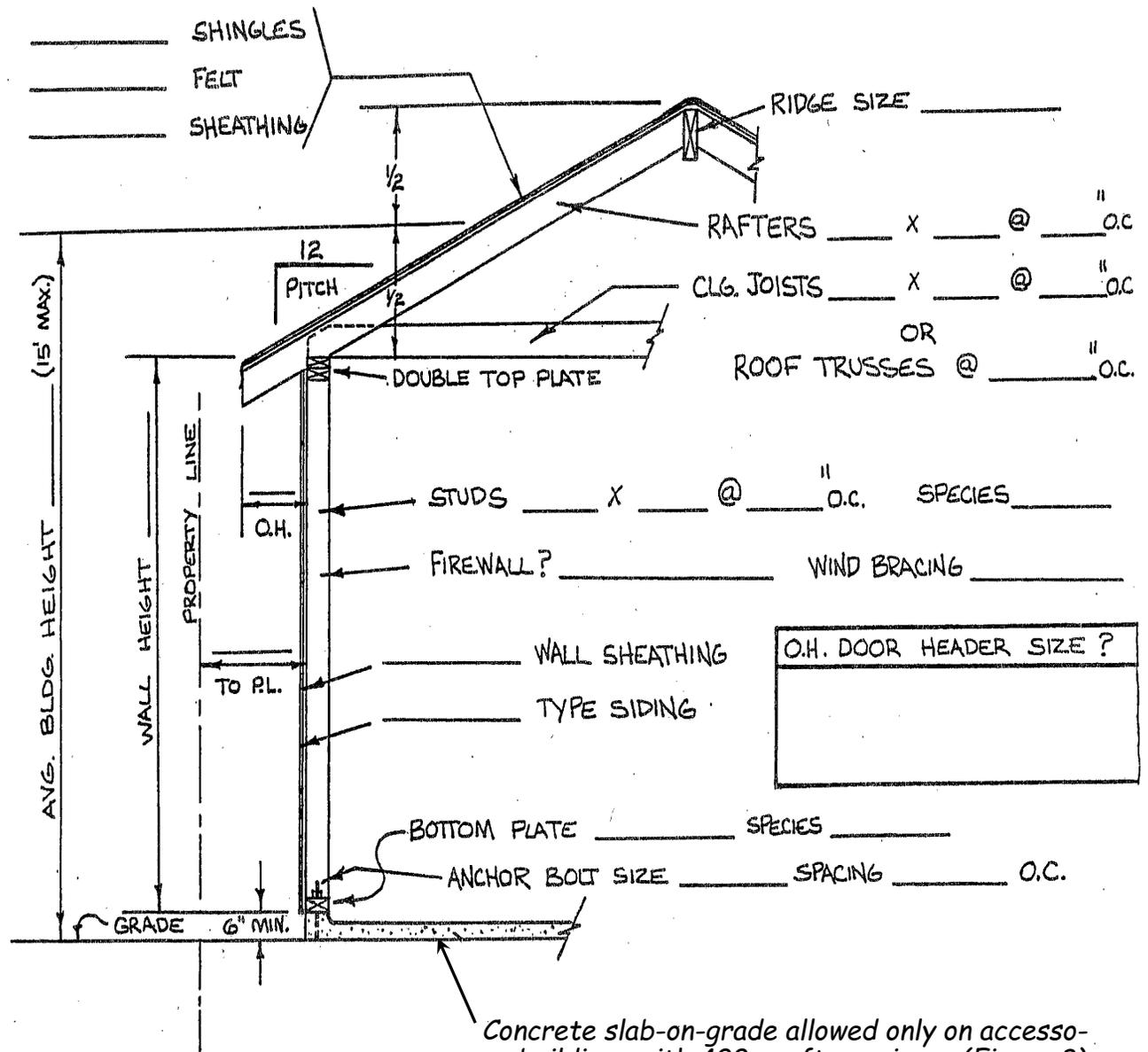
Figure 3 is an example of a monolithic slab used commonly for storage buildings and any accessory building less than 400 sq. ft. in size.

Note that pre-constructed storage buildings sold at shed suppliers must also be anchored down with shed anchors sufficient to protect against wind damage.

Pre-engineered building plans need to carry an engineer's stamp.

Building permit application also requires a plot plan indicating setbacks from property lines.

Typical Wall Detail – Figure 1



Concrete slab-on-grade allowed only on accessory buildings with 400 sq. ft. maximum (Figure 3). Garages and buildings exceeding 400 sq. ft. require frost-free footings (Figure 2).