



Shed

Are permits required for a shed? Why?

Yes, a building permit will be required. Below are a few reasons why permits are required:

- Avoid encroaching on any easement(s)
- Confirm appropriate setbacks are being met.
- Verify that the installation will not negatively impact neighboring properties
- To ensure the installation is done in a structurally safe manner.
- Review for overall compliance with local codes and ordinances: International Residential Code, City of Pearland Engineering Design Criteria Manual, City of Pearland Unified Development Code, and FEMA regulations.

What do I need to acquire the permit?

When applying for the permit, please include the following documentation:

- A site plan showing the location of the proposed structure and its separation from the main dwelling and property lines. An existing survey is often used to illustrate this information.
- Provide a note on the plan set stating the structure shall comply to the currently adopted codes.
- Provide information showing whether a concrete slab for the structure is existing or will be new. If a new slab will be installed, provide details showing a minimum of # 3 rebar, 12 inches on center, 2500psi.
- Please provide a copy of the brochure. If you are constructing the shed, please include the list of materials, and proposed structure specifications (L x W x D).

Using “flow-arrows” show the storm-water drainage on the site plan indicating how your lot will drain storm-water runoff after the additional concrete is installed.

Include the following notes:

- Contractor not to alter the drainage pattern of the lot due to this improvement/addition.
- No adverse impacts to neighboring properties will occur.
- Excavated soil to be removed to offsite dump.

(The City requires all development and improvements to consider the potential storm-water runoff effects on the subject property and nearby properties. Reference: Engineering Design Criteria Manual Section 2.11.2 for Residential Lots and Improvements).

How much are the permit fees?

Shed permit fees will be \$115.

Who can apply for the permit?

A registered general contractor is required to apply for the permit. This is to ensure that the contractor performing the work meets the City of Pearland requirements for liability insurance coverage. The ACCORD form should have the City of Pearland listed as the certificate holder.

Homesteaded property owners can also apply for permits to perform the work themselves, or act as the general contractor for the project. Proof of homestead will be required before your permit is issued.

Registered contractors or homesteaded property owners can use the following link to apply:

[Community Development \(pearland.tx.us\)](https://www.pearland.tx.us/CommunityDevelopment)

Rev 06/2022

