

**Secrets of shed building.com**

**8x10 Gable Shed Plans**

## **Part 1**

**(Don't break the rules!)**

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## **A Must Read To Keep Your Shed Project From Being "Pulled Over"**

Imagine if you were stopped whilst driving at 50 miles per hour in a 30 zone. You would have to say 'It's a fair cop'. Imagine the response you would have from that policeman if you said that you didn't know what the speed limit was. He might add some additional offences to the list for driving without due care and attention!

It is the same sort of situation when you are building your shed. The responsibility for finding out the local planning rules rests with you.

We are all familiar with why speed is controlled more in urban areas than on the main freeway. But you might be asking why are planning laws required at all?

### **Why do we have planning rules at all?**

There are several main reasons for planning rules these include:

- Ensuring that we do not infringe on the rights of our neighbours
- That large or inappropriate structures are not built creating a 'shanty town'
- Control of technical aspects to control fire risk and structural safety in conditions of high wind or snow

These rules are all very well until they limit what we want to build! However in the same way as we are bound by the speed limit on the road it is important to keep to these planning laws.

You might be thinking that the planning authority do not have full time traffic cop style inspectors to control shed construction. You might wonder if all the staff that they have aren't more than fully occupied with larger structures. However there is a much larger army of concerned individuals that keep an eye on what is happening on your property and will quietly and anonymously report any activity that they think is impacting on their adjoining property. Yes, you guessed it your neighbours and other interested parties in your neighbourhood.

It is putting your head in the sand to think that you will get away with quietly building some structure that does not comply with the local laws as sooner or later someone will spot what you are doing and it will have to be taken down.

### **So what are these laws that shed construction must comply with?**

There are two aspects that you really need to consider the first is Planning and the second is the standards of construction.

### **Planning rules govern the size, location and use of the structure**

Planning rules vary from state to state and also are significantly in different countries. So it is important that before you start construction that you find out exactly what the rules are in your locality. To do this you will either need to telephone or visit your local planning office, the people who enforce the rules, to find out what they are.

**The rules for locating a shed will most likely include a limit on several factors such as:**

- The building footprint (plan area)
- The maximum height of the structure
- The height to eaves
- Distance to the boundary
- Distance to the main house or other main structures

In addition to the size limitations there may be some limitations on what you can use the shed for. The traditional use of a shed is garden storage. However increasingly sheds are being fitted out to higher standards and used as recreation rooms and garden offices. There may or may not be restrictions on these kind of uses. It may be OK to build an office for your own use but if you start employing others to work there that may fall foul of certain regulations. It may be OK for the occasional overnight stay in your garden recreation room, but if it becomes an inhabited building it once again may break the rules.

### **Local rules that govern standards of construction**

Standards of construction may be slightly lower for sheds and outbuildings than permanent buildings as they are smaller and generally unheated. However some municipalities will have rules that relate to fire resistance, anchoring the shed to the foundations and snow loads. All of these rules have been introduced to help the homeowner avoid recurring local problems.

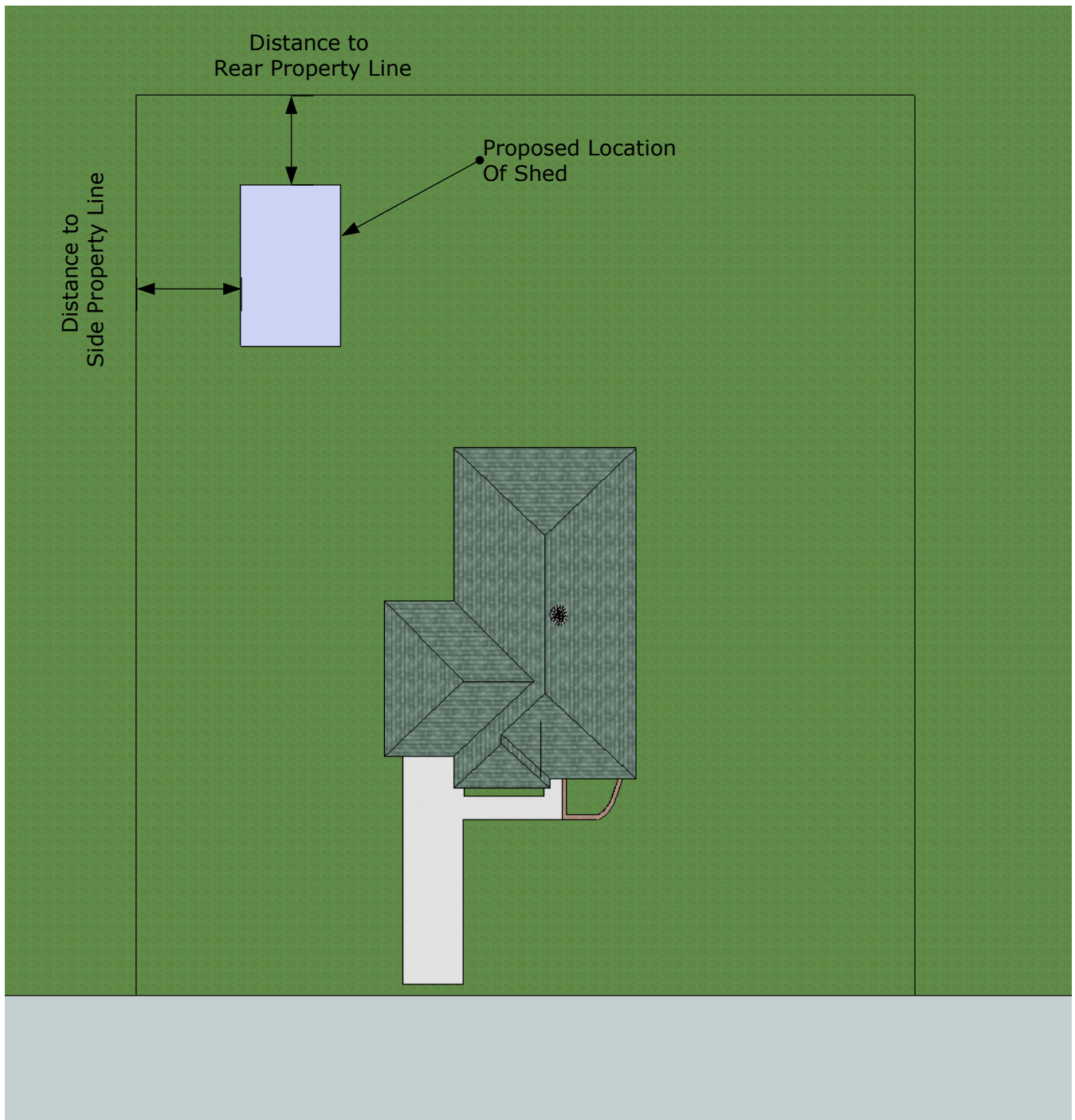
As an example, the requirements for anchoring sheds to foundations are particularly onerous in high wind areas. Anchoring the shed prevents loss or damage for the homeowner but also contributes to higher levels of public safety through reduction in flying debris during storms.

### **I hope that all this talk of rules and regulations does not intimidate you**

In the same way if you stop and talk to a policeman they will explain whatever you need to know in a friendly and informative manner. Your local planning department is there to help you understand and keep within the rules. If you take in the plans for this shed to show what you intend to build and where. They will advise you as to whether it needs any changes to comply with planning laws or specific regulations.

The next step for you now is to make sure that you know exactly what where you can and can't build on your property. If you drive down to the planning department, don't get a speeding ticket!

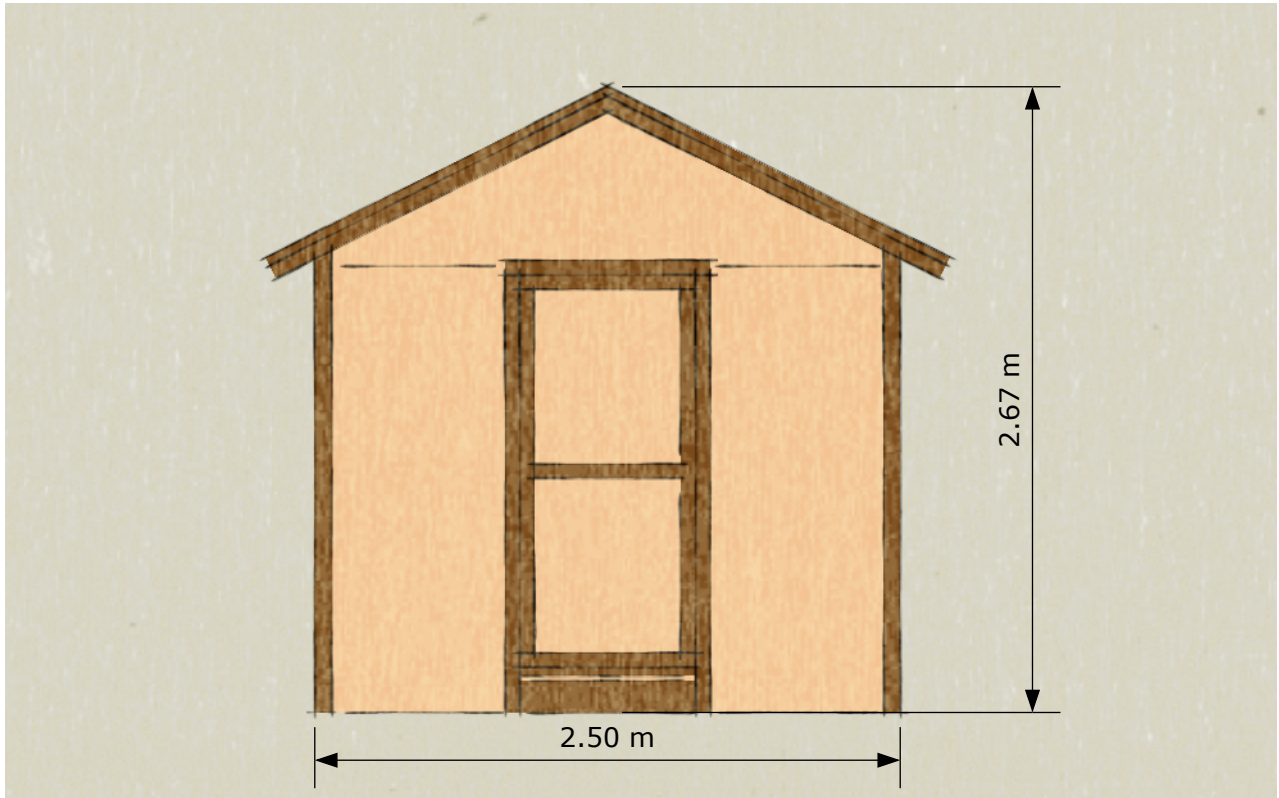
## Typical site plan for submission to planning authorities



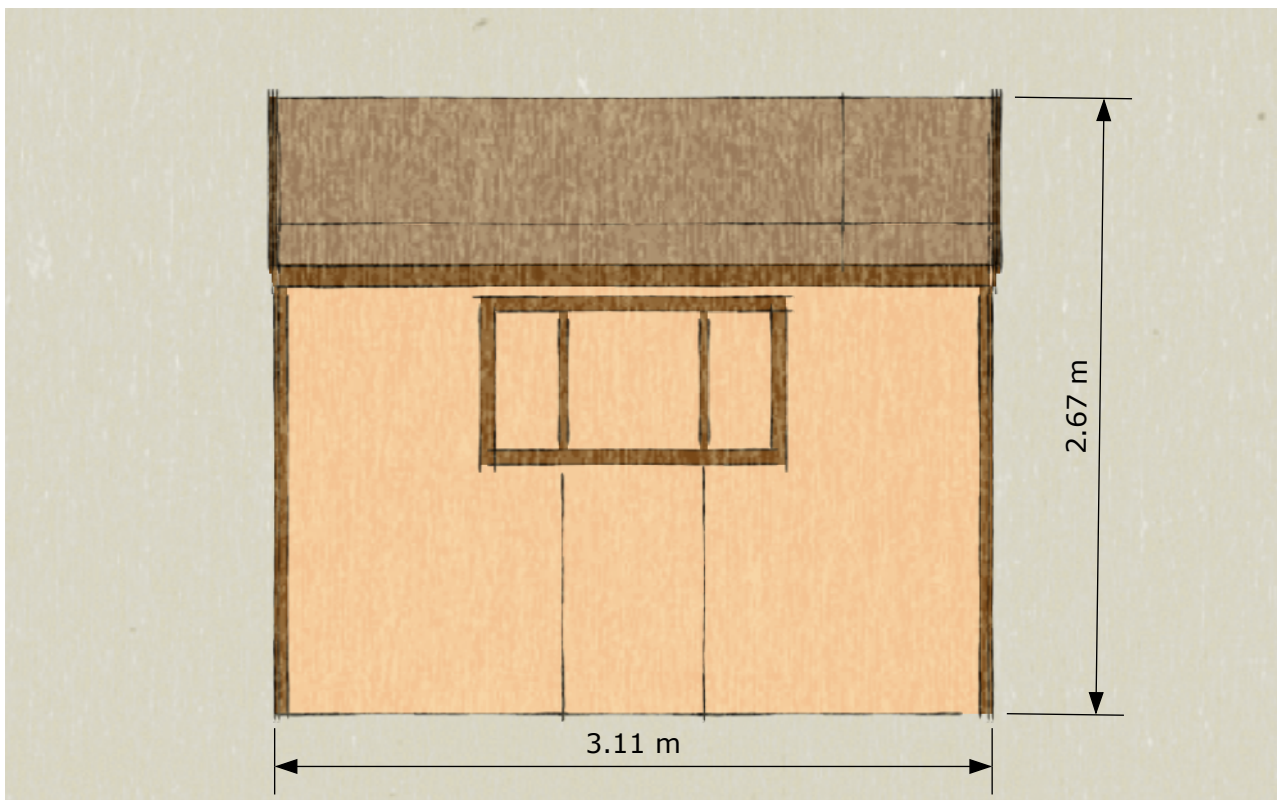
### **Site plan showing proposed location of new shed** **Site Address:**

#### **Additional information to include if relevant:**

- Location of Wells
- Location and size of septic tanks
- Location of any areas of permitted livestock
- Location of any utility easements

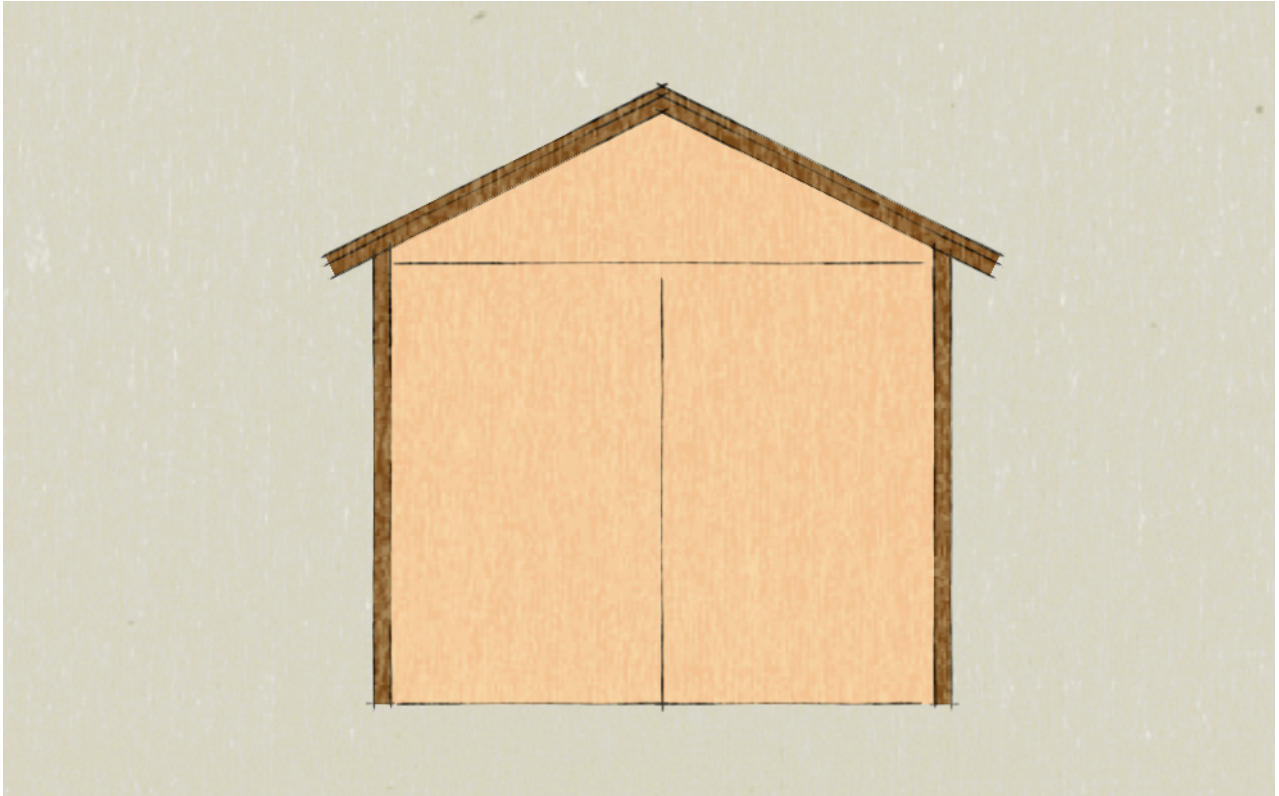


Front View Of Shed

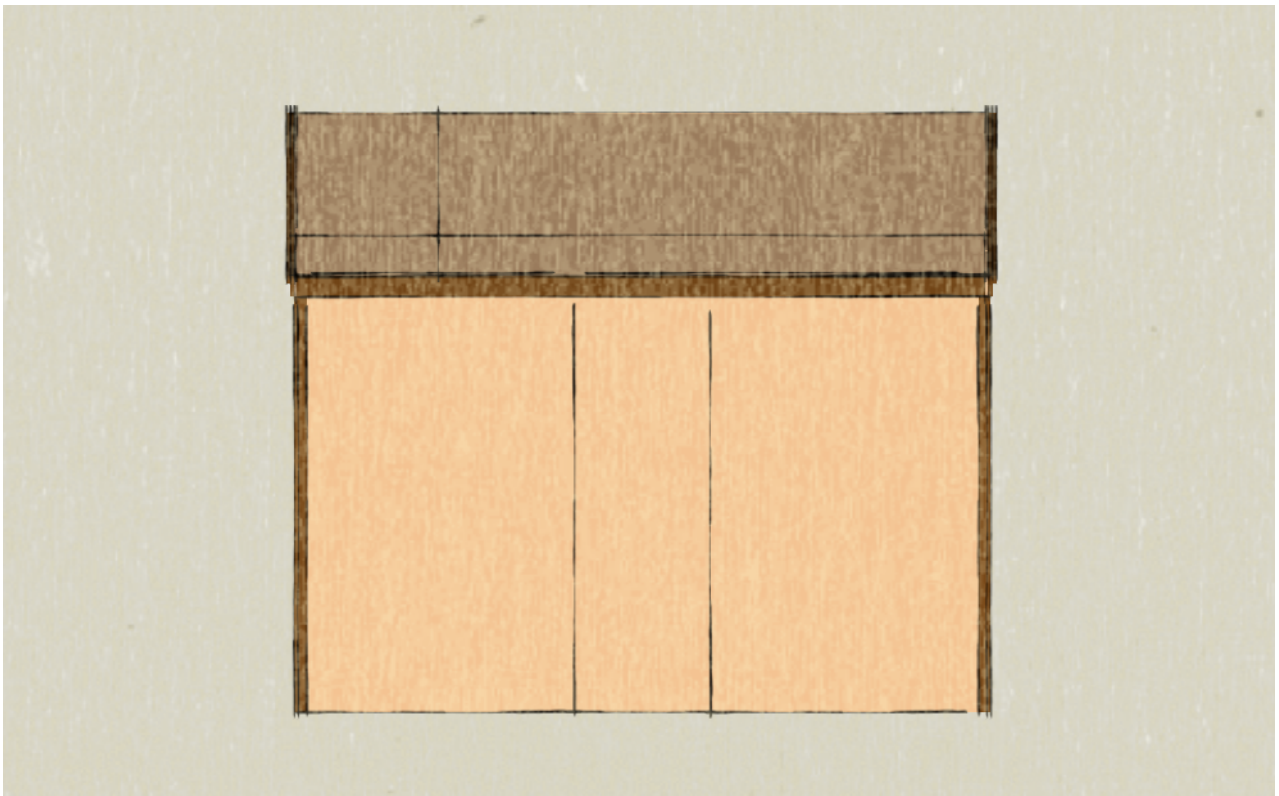


Side (Window) View Of Shed





Rear View Of Shed



Side View Of Shed