



540 West Hills Circle
Owatonna, MN 55060-4794
Ph. (507) 444-4370

November 1, 2011

Policy

Utility sheds maximum size on skids without permanent foundations

The City of Owatonna Building Inspection Division has created the following policy to clarify foundation requirements relative to garden/utility sheds up to {200 Sq. ft.} in size and one story in height (15' peak height).

- Zoning permits are required for all utility sheds {200 Sq. ft.} or smaller
- Building permits are required for all utility sheds larger than {200 Sq. ft.}.
Construction plans shall be submitted for review of sheds larger than {200 Sq. ft.}.
- A maximum of one story {200 Sq. ft.} utility or garden style sheds shall be allowed to be placed on skids or movable wood foundations. All sheds shall be anchored down at each corner (4-minimum) The anchors shall be embedded in the earth sufficient to resist pull-out and building rollover. Each anchor shall be then attached to the building through cables or bolts, etc.
- 6" clearance shall be maintained from earth to non- (treated) wood.

The wood (skids) foundation is assumed to transfer the roof, floor and wall loads evenly to the soils. Patio block or similar concrete must be evenly distributed and sized appropriately to allow the applicable loads to transfer to the soils.

10' x 12' {120 Sq. ft.} or smaller utility sheds may be placed within utility easements by ordinance. Larger sheds must be located outside any utility easements and a minimum of 5' setback from property lines. Fire separation shall be required based on placement of sheds in relation to other buildings.

All construction and related building codes and ordinances shall apply to the construction of any size shed. Inspections shall be scheduled as applicable including framing and final inspections.

The Building Official shall have final interpretation related to enforcement of this policy and any unforeseen circumstances. [Click here to see the policy.](#)

Signed:

Ken Beck; Building Official
City of Owatonna, MN

Ref: 2007 MN SBC 1300.0110 Subp. 13: Alternates
IRC 403.1: Footings & IRC 301.1 Design Criteria
Revisions 8-18-2020 2020 MN State Bldg. Code