



DEVELOPMENT SERVICES DEPARTMENT SHEDS AND OTHER STORAGE BUILDINGS

The City of Manor requires a construction permit for all changes that are made to a residential property that alter the original survey. This includes sheds and storage buildings over sixty-four (64) square feet.

Why do I need a permit?

The purpose of the permit is to assist property owners with Building Code compliance, with the 2009 International Residential Code, which the City of Manor has adopted and amended. While permits may not be required for all sheds it is the homeowner's responsibility to make certain the shed or storage building is not located within established setbacks.

How do I obtain a permit?

An application, which is available from the Development Services Department or online, Residential Plan Review Application, along with 2 sets of construction plans (drawings) and 2 copies of a current survey (or plot plan) of your property must be submitted for code examination. The survey or plot plan must show the location of the proposed Shed or Storage Building. You will also be asked to name a contractor, electrician, or plumber, if required for the project and estimate a construction cost. Information which must be submitted with the application is included with the application packet.

How long does it take to obtain a permit?

Normally, a permit is issued within 10 business days after receipt of all the required information. Applicants are notified by phone or e-mail, depending upon our contact information on the application, when your permit is ready for pick-up.

Will any Inspections be required?

Depending on your project the following inspections will be required. Your inspection request must be made before 4:00PM the afternoon proceeding the date you need the inspection.

- Accessory Building-Setbacks,
- Final

You should check with your Homeowners Association for any additional requirements that may be associated with deed restrictions.