

The information herein is the most common instructions to obtain the necessary permits for your project and is not representative of all the conditions you may encounter.

Contact and locate us...

Building and Zoning Departments
Pulaski County Administration Building
First Floor

143 Third St. NW, Suite 1
Pulaski, VA 24301
540-980-7710 (telephone)
540-980-7717 (fax)

Hours of Operation

Monday - Friday
7:30 am - 4:30 pm

Environmental Health Department
Pulaski County Administration Building
Basement

143 Third St. NW
Pulaski, VA 24301
540-980-994-5037

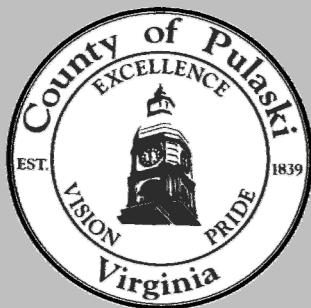
Miss Utility

Always call 811 before you dig.

Virginia Department of Professional
and Occupational Regulation

1-804-367-8500

www.dpor.virginia.gov



Who should apply for the permit?



Homeowners may obtain permits. However, it is strongly recommended your properly licensed contractor pull the permit as the responsible party so the county can better assist you in gaining compliance for defective work.

PERMITS REQUIRED

You must obtain building permits for the construction of any residential construction over 200 square feet. Listed below are the types of permits required depending on the complexity of your project.

- Building permit for architectural and structural elements of garages and only those sheds and playhouses greater than 200 square feet in area or more than one story.
- Electrical permit for all electrical installations
- Zoning Permit Only is required for any structures under 200 sq. ft. OR any structures used for Farming on land zoned Agricultural (A1) only.

DOCUMENTS REQUIRED

When applying for a garage or shed permit, you must submit the following documents.

- Building/Zoning Permit Checklist
- A site plan is needed showing your house and property. You may use an existing plat. Simply draw the structure and its dimensions, as well as distance from property line, in pen, on the plat. Please also document all other structures located on the property, with their dimensions (Look in your closing documents for your plat, or check with the Pulaski County Clerk of Court's office)
- Building plans

A pre-constructed shed from a home center, local dealer or lumber company requires detailed drawings to obtain a permit. Be sure to ask for the structural drawings when you purchase the shed.



Garages/Sheds in Subdivisions

Contact your Homeowner's Association for building requirements and restrictions specific to your subdivision. If no Homeowner's Association has been formed, check your deed and/or survey plat for restrictions.

Height Restrictions

Accessory buildings (Detached garages and sheds) to be constructed shall not exceed the height of the principal structure or 18 feet, whichever is greater. (Pulaski County Zoning Ordinance: Article I, Definitions, Use and Design Standards)

Building Plans Checklist

- Code year used for the design.
- List of design criteria, i.e., live load, dead load, snow load (25 psf), wind speed (90 mph), soil bearing capacity (1,500 psf maximum assumable) and lateral earth pressure.
- Footing details including depth below grade (12 inches minimum when building area is under 600 square feet, otherwise 24 inches minimum).
- Wall bracing including location, bracing method and other special requirements for garages.
- Roof framing plan indicating the size and spacing of the following: trusses, rafters, ceiling joists/rafter ties, ridge board and/or ridge beam.
- Sheds must be anchored to prevent overturning due to wind.
- Garage floor slabs must be 3 1/2-inch thick minimum with a 3,500 psi concrete strength over 4 inches of gravel.