

UTILITY/STORAGE BUILDING REQUIREMENTS IN THE CITY OF BECKLEY

Utility or Agricultural Buildings are classified as **Risk Category 1** in the *International Building Code*. This means the life safety hazard is low due to the use of the buildings. They are only to be used for storage. Any use other than storage changes this classification and requirements. These are not designed for human occupancy.

Zoning requirements in Residential districts:

Building must be in a side or rear yard only, must be at least 10 ft. from the main structure, building must be at least 5 ft. from any property line (this includes eave overhangs).

Under 201 sq. ft. Site plan approval to check positioning of the building for zoning requirements

201-600 sq. ft. Site plan approval and permit is required. These buildings do not have to meet footing frost protection requirements. They do have to be anchored to resist wind uplift and sliding forces.

Over 600 sq. ft. Will have to meet all building requirements and submit plans for review and approval. Buildings this size will have to have site plan approval, submit plans for plan review and approval, and a permit to begin construction or install the building. It will require approved footings with anchors.

***Any size building having electric or plumbing installed
will have to have a permit issued***

CITY OF BECKLEY CODE ENFORCEMENT
232 Industrial Dr. Beckley, WV 25801
304.256.1738
email: codeenforcement@beckley.org