

## Greenhouse Permitting Checklist:

1. Be Familiar with Local Building Codes and Utility Requirements  
It is in your best interest to contact your local building department before purchasing or erecting any sized greenhouse. Because zoning varies from one city or county to the next, your greenhouse project may have different permitting or load rating requirements situation then a greenhouse just across town. It has been our experience that zoning laws are only becoming stricter with the negative consequences of noncompliance becoming worse. As such, we cannot stress enough the importance of checking with your local building or development authority before doing anything.
2. Determine if your building department is going to require a building permit  
Depending upon the size of your greenhouse or existing zoning, a building permit may be required. Questions to ask:
  - Will existing zoning allow for construction of a greenhouse? If not, a conditional use permit may be required at considerable time and expense.
  - Determine the required load ratings for your area. Most commercial greenhouse frames come standard with a 10lb. live load and 70 mph wind rating. Higher snow or wind load rating requirements may be required for your area and will almost always add to the cost of the structure. To be sure, have your building department help you complete our [Greenhouse Load Confirmation Sheet](#).
3. Determine if engineered, stamped drawings are going to be required  
If a permit is required, the next step is to determine if your Building Department is going to require drawings and load calculations stamped by a locally licensed engineer proving that your structure will meet the required load rating. Most greenhouse manufacturers are able to provide these drawings but charge engineering fees ranging from \$500 to over \$1,500. Once completed, these drawings will usually have to be reviewed and accepted by your Building Department before the actual building permit can be issued. **DO NOT ORDER YOUR GREENHOUSE UNTIL THESE DRAWINGS HAVE BEEN APPROVED AND A BUILDING PERMIT ISSUED.**
4. Determine if the greenhouse will have to meet ADA requirements  
Adherence to ADA regulations may require wider aisles and doors in the greenhouse in addition to lower bench heights. These regulations are usually applicable if your greenhouse will be open to the public.
5. Be familiar with any regulatory requirements for required utilities  
If your greenhouse will have a drain or sink, local codes may require connection to the sanitary system. In addition some municipalities may require expensive backflow prevention or water treatment systems if chemicals or pesticides will be used in the greenhouse. Separate permits may be required for these utilities.