



## *Township of Hillsborough*

COUNTY OF SOMERSET  
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BUILDING DEPARTMENT

# **SHEDS AND SIMILAR STRUCTURES ACCESSORY TO RESIDENTIAL BUILDINGS**

## **ALL SHEDS ARE REQUIRED TO OBTAIN ZONING APPROVAL.**

Uniform construction Code N.J.A.C.5:23-2.14(b)8. A construction permit for building work shall not be required for garden type utility sheds and similar structures that are 200 square feet or less, 10 feet or less in height, and accessory to buildings of Group R-2, R-3, R-4 or R-5, and which do not contain a water, gas, oil, or sewer connection. A construction permit for electrical work shall be required, when applicable.

1. When a construction permit is required for a shed, Zoning approval is required prior to submission of construction permit application.
2. Provide two copies of a plot plan or survey showing the location of the shed on the property.
3. For a Prefabricated Shed, provide two copies of manufacturer's construction details.
4. For a shed built on site, please submit two sets of scaled drawings including all detailed dimensions, size, and height of the shed. A floor plan and an elevation plan are required for review.

All drawings must indicate:

- Owner's name and signature
- Address of job site
- Block and lot number

To draw your own plans you must be owner and occupant of said property, if not, you will need drawings prepared by a N.J. Registered Architect or N.J. Licensed Engineer.

**Note: For prefabricated sheds provide two copies of the manufacturer's specifications.**

## **2021 INTERNATIONAL RESIDENTIAL CODE - N.J. EDITION**

**R403.1.4 Minimum depth** - Exterior footings shall be placed not less than 12 inches below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through R403.1.4.2.

### **Exceptions:**

1. Accessory garden-type utility sheds and similar structures that are greater than 200 square feet or less in area, 10 feet or less in height and does not contain water, gas, oil, or sewer connection. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.

2. Accessory garden-type utility sheds and similar structures that are not greater than 100 square feet but not more than 200 square feet in area, and 10 feet or less in height, provided the shed is dimensionally stable without the foundation system and does not contain water, gas, oil, or sewer connection. A shed shall be considered dimensionally stable if it is provided with a floor system that is tied to the walls of the structure such that it reacts to loads as a unit. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.

**R403.1.4.1 Frost Protection** - Except where otherwise protected from frost, foundation walls, piers, and other permanent supports of building and structures shall be protected from frost by one or more than the following methods:

1. Extended below the front line specified in Table R301.2.(1)

2. Construction in accordance with ASCE 32; or 4. Erected on solid rock.

Exception: Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to, agriculture buildings, temporary buildings and minor storage facilities.

2. Area of 600 square feet or less for light-framed construction or 400 square feet or less for other than light framed construction.

3. Eave height of 10 feet or less.

Footings shall not bear on frozen soil unless the frozen condition is permanent.