

SHEDS

REQUIREMENTS:

1. Zoning Permit required for all sheds and similar structures.
2. Construction Permit required for sheds greater than 100 sq. ft. or 10 feet or greater in height to Use Groups R-2, R-3, R-4, or R-5. All other use groups require permits for any size shed.

Per N.J.A.C. 5:23-3.21 (c) 4. Footings, frost protection required

ii. Section R403.1.4, Minimum depth, shall have the following exceptions added:

1. Accessory garden-type utility sheds and similar structures that are 100 square feet or less in area, 10 feet or less in height and does not contain a 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 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 a 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.

iii. In Section 4.03.1.4.1, Frost protection, the exception shall be deleted and the following shall be inserted in its place:

Exception: Freestanding 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, agricultural buildings, temporary buildings and minor storage facilities.
2. Area of 600 square feet (56 m^2) or less for light-framed construction, or 400 square feet (37 m^2) or less for other than light-framed construction; and
3. Eave height of 10 feet (3048 mm) or less.