



Township of Hillsborough



MUNICIPAL BUILDING
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SHEDS

ALL SHEDS, REGARDLESS OF SIZE, ARE REQUIRED TO OBTAIN ZONING APPROVAL.

SHEDS ACCESSORY TO RESIDENTIAL BUILDINGS ONLY: 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 100 square feet or less in area, 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 submittal of a construction permit application.
2. Provide two copies of a site plan showing the location of the shed on the property.
3. Please submit two sets of scaled drawings including all detailed dimensions, size and height of 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 New Jersey Registered Architect or a New Jersey Licensed Engineer.

Note: For pre fabricated sheds provide two copies of the manufacturer's specifications.

2009 INTERNATIONAL RESIDENTIAL CODE/NJ EDITION

R403.1.4 Minimum depth. All exterior footings shall be placed at least 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 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 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.

R404.1.4.1 Frost protection. Except where otherwise protected from frost, foundations walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1);
2. Constructing in accordance with Section R403.3;
3. Constructing 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, agricultural 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; and
3. Eave height of 10 feet or less.