

## **Shed/Storage structure requirements of the Township of Harrison** **2015 IRC – NJ Code**

- All Sheds require 2 copies of a plot plan showing location of proposed shed
- Sheds/accessory structures are to have set backs of 10' off the property line (with exceptions in certain R zones)
- Sheds per township zoning ordinance 36-2012, shall not exceed 200 sq. ft.
- Sheds 200 sq. ft. and under require a zoning permit ONLY
- Sheds over 200 sq. ft. require a Building & Zoning permit
- Sheds over 200 sq. ft. require two copies of plans of footing/foundation detail
- Sheds under 200 sq. ft. that contain water, gas, oil, utilities or sewer must have perimeter foundation

### **Shed/Storage/Accessory structures over 200 sq. ft must follow guidelines below:**

***FREE STANDING BUILDINGS MEETING ALL OF THE FOLLOWING REQUIREMENTS DO NOT NEED FROST PROTECTED FOOTINGS. PER R403.14 FOOTINGS NEED ONLY BE AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE (VIRGIN SOIL).***

1. Footings must be at least 12 inches wide and 12 inches below grade
  2. Structures greater than 200 sq. ft. must have continuous footings with bolts 6 feet on center and within 1 foot of corners
  3. 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;
  4. Area of 600 square feet or less for light-framed construction, or 400 square feet or less for other than light frame construction; and eave height of ten (10) feet or less.
- Applications for pre-manufactured sheds must include a brochure or photograph of the shed
  - Applications for stick built sheds and accessory structures require two copies of drawings for: footing and foundation (when applicable), floor, walls and roof framing with materials and dimension, also include types of roofing, siding, etc.