

Instructions – *Shed

1. As required by NJAC 5:23-9.9(b), garden type utility sheds greater than 100 square feet but not more than 200 square feet in area, 10 feet or less in height, shall not be required to be provided with a foundation system that extends below the frost line provided the shed is dimensionally stable without the foundation system. 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.
2. Utility sheds, or similar structures, over 200 square feet and up to 600 square feet shall require spread footings a minimum of 12 inches below grade and the structure shall be anchored to the footings.
3. Any utility shed over 600 square feet shall require spread footings below the frost line (36 inches).
4. Please indicate size and height of structure and provide documents indicating how compliance with the above will be achieved.
5. Plans can be drawn by homeowner or N.J. architect. If shed is prebuilt either in a kit or panelized, manufacturer's specifications will be accepted.

**Information and instructions provided here pertain to most common sheds, which do not involve electrical wiring.*

Code section referenced above is from the 2009 *International Residential Code New Jersey Edition*. This entire code book is available as a "Read Only" document at New Jersey Department of Community Affairs, Division of Codes and Standards (<http://www.state.nj.us/dca/divisions/codes/>) under **Codes & Regulations as International Residential Code – NJ ed., 2009**.

For the successful completion of your project, in addition to general guidance and information in this section, The Construction Department reserves the right to ask for any specific information or clarification unique to your project.