

Borough of South Plainfield  
Building Department  
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South Plainfield, New Jersey 07080  
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## **RESIDENTIAL SHED REQUIREMENTS**

1. All garden type storage sheds require a Zoning permit (\$50.00) and a copy of the owner's survey, to scale, showing location of proposed shed (wood/vinyl sheds) 3 feet from rear and side property lines. Metal sheds up to 200 square feet (2 feet) from rear and side property lines. Sheds proposed on corner lots must maintain front setback requirements from both front property lines (40' front setback R-15 zone) (30' front setback R-10 & R-7.5 zones).

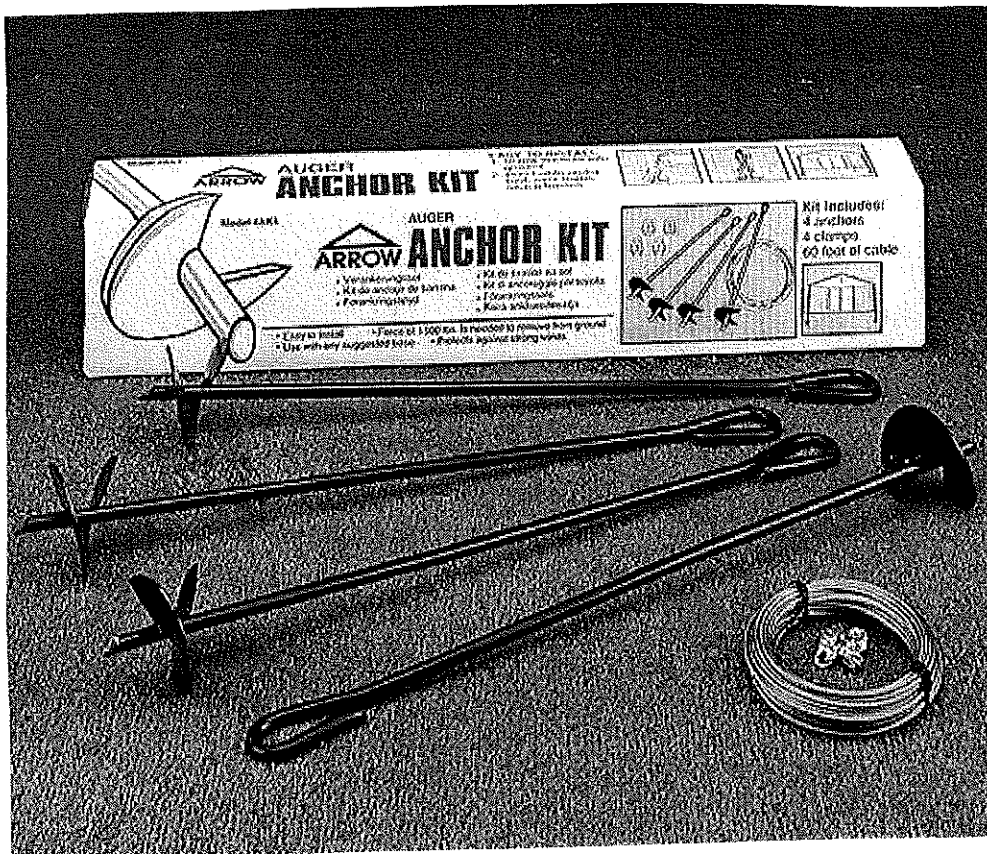
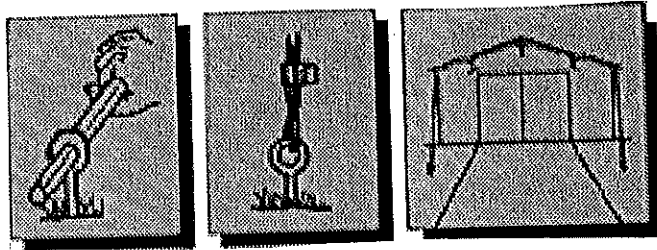
**Maximum 2 sheds with a combined area of 200 square feet. A variance from the Zoning Board of Adjustment will be required for more than 2 sheds or sheds over 200 square feet in area.**

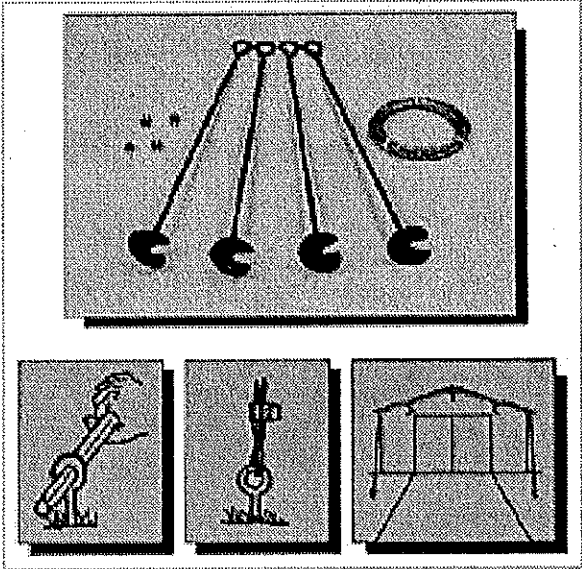
2. Sheds up to 200 square feet and up to 10 feet in height: Zoning permit only and anchor shed at all four corners. Sheds up to 200 square feet in area and over 10 feet in height: Zoning and Building permit require, anchored all four corners.
3. Sheds greater than 200 square feet in area or higher than 15" in height require: Zoning permit denial and a variance from the Zoning Board of Adjustment. If variance granted then obtain Building permit. Provide manufacturers' specifications for pre-fabricated sheds showing construction details for self-built shed. Sheds over 200 square feet require footings.
4. Pre-existing residential homes located in non-residential zones will require Zoning Board of Adjustment approval for any size shed(s).

**ARROW /  
Accessories**

# ANCHOR KIT

**Do-It-Yourself Protection for Storage Buildings,  
Fences, Recreational Areas and Many Other Uses.**





## Garden-Type Utility Sheds and Similar Structures – Clarification

On April 20, 2009, the Department repealed N.J.A.C. 5:23-9.9, Foundation systems for garden type utility sheds and similar structures. The provisions of this section were moved within the applicable chapters of the building and one-and two-family dwelling subcodes. Therefore, the exceptions in Section 1805.2 of the International Building Code/2006 (IBC/2006) and Section R403.1.4 of the International Residential Code/2006 (IRC/2006) have been modified to reflect old N.J.A.C. 5:23-9.9. Both the IBC/2006 and IRC/2006 allow free standing storage-type buildings to be built without a foundation to frost-depth as long as the building meets the following three conditions:

- 1) The building presents a low hazard to human life in the event of failure; these include, but are not limited to, agricultural buildings, temporary buildings, and minor storage facilities;
- 2) The building an area of 600 square feet or less for light framed construction (LFC), or 400 square feet or less for other than light-framed construction (OTLFC); and
- 3) The building has an eave height of 10 feet or less. However, unlike old N.J.A.C. 5:23-9.9, footings were required in all cases to be at least 12 inches in depth. A brief summary follows (all 10 feet or less in height):
  - 100 ft<sup>2</sup> or less – footings of 12 inches deep not required provided the structures do not contain utility connections and are of sufficient weight to remain in place or be anchored to the ground (like old N.J.A.C. 5:23-9.9(a))
  - More than 100 ft<sup>2</sup> up to 200 ft<sup>2</sup> – footings of 12 inches deep not required provided the structures are dimensionally stable without the foundation system and do not contain utility connections. A structure 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 (like old N.J.A.C. 5:23-9.9(b))
  - Buildings of more than 200 ft<sup>2</sup> up to 600 ft<sup>2</sup> LFC or 400 ft<sup>2</sup> OTLFC – Footings of 12 inches deep required
  - Buildings of more than 600 ft<sup>2</sup> LFC or 400 ft<sup>2</sup> OTLFC – Footings to frost required

Garden-type utility sheds require a construction permit for building work unless the structure is 100 square feet or less in area, and 10 feet or less in height,

and accessory to buildings of Group R-2, R-3, R-4, or R-5, and does not contain a water, gas, oil or sewer connection. A construction permit for electrical work shall be required, when applicable (N.J.A.C. 5:23-2.14(b)8).

For commercial farm buildings, the permit requirements are slightly different. As per N.J.A.C. 5:23-3.2(d)6, Garden-type utility sheds and similar structures are exempt from permit requirements provided the structure is 200 square feet or less in area, 10 feet or less in height, has no utility (water, gas, oil, sewer or electric) connections and the shed is dimensionally stable without the foundation system. A shed is to 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. Also, as per N.J.A.C. 5:23-3.4(b)5, a three-sided turn-out shed used to shelter livestock is exempt from permit requirements provided there is no permanent foundation or floor and provided the structure is 250 square feet or less in area, and 14 feet or less in height, and has no utility (water, gas, oil, sewer or electric) connections. In both cases, the structure has to be of sufficient weight to remain in place or has to be anchored to the ground (concrete is not be required for anchoring).

Source: Rob Austin  
Code Assistance Unit

## Certification to Perform Services on Unregulated Underground Heating Oil Tank Systems

This article is to alert code officials that, on November 3, 2008, the Department of Environment Protection (DEP) adopted rules which require that a contractor who provides services on an unregulated underground heating oil tank system pass a proficiency test in each area for which certification is being sought. The certification will not be required for an aboveground heating oil tank system.

I was told from DEP that a notice regarding the effective date will be published in the *New Jersey Register* sometime in October or November as this rule takes effect.

This article is to alert code officials that when the official notice of the effective date of the adoption is published, any contractor providing services on any unregulated underground heating oil tank system and applying for a permit from the local municipality to perform this work will be required to provide proof of