



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
BUILDING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054

SHED APPLICATIONS

ANY SHED REGARDLESS OF SIZE, REQUIRES A ZONING PERMIT. ACCOMPANIED BY **(3)** COPIES OF A SURVEY SHOWING LOCATION OF SHED WITH DIMENSIONS OF SETBACKS FROM PROPERTY LINES, INCLUDING REAR, AND SMALLEST SIDE SETBACKS AND ALSO THE HEIGHT OF PROPOSED STRUCTURE.

SHEDS OVER 100 SQUARE FEET, 10' X 10' OR OVER 10' IN HEIGHT REQUIRE A BUILDING PERMIT ACCOMPANIED BY **(3)** SETS OF DRAWINGS AND OR MANUFACTURER SPECS.

FOUNDATION SYSTEMS FOR GARDEN TYPE UTILITY SHEDS AND SIMILAR STRUCTURES

PLEASE SEE IBC 1809.4 AND 1809.5 – ATTACHED

\$35.00 EXACT CASH OR **CHECK** IS REQUIRED UPON SUBMISSION OF ZONING APPLICATION.

IF THE PROPERTY HAS A HOMEOWNER'S ASSOCIATION, WE MUST RECEIVE A COPY OF THEIR APPROVAL LETTER UPON SUBMITTING APPLICATION FOR PERMIT.

ZONING SETBACK REQUIREMENTS

<u>Accessory Building Height</u>	<u>Setback (side & rear)</u>
Up to 12'- 11"	6 feet
13'- 0" to 13'-11"	11 feet
14'-0" to 14'-11"	16 feet
15'-0" (MAX)	21 feet

**SECTION 1809
SHALLOW FOUNDATIONS**

1809.1 General. Shallow foundations shall be designed and constructed in accordance with Sections 1809.2 through 1809.13.

1809.2 Supporting soils. Shallow foundations shall be built on undisturbed soil, compacted fill material or controlled low-strength material (CLSM). Compacted fill material shall be placed in accordance with Section 1804.5. CLSM shall be placed in accordance with Section 1804.6.

1809.3 Stepped footings. The top surface of footings shall be level. The bottom surface of footings shall be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

*** 1809.4 Depth and width of footings.** The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the requirements of Section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm).

Exceptions:

1. Garden-type utility sheds and similar structures that are 100 square feet (9.29 m²) or less in area, 10 feet (3048 mm) or less in height and accessory to structures of Group R-2, R-3 or R-4 and do 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. Garden-type utility sheds and similar structures that are greater than 100 square feet (9.29 m²), but not more than 200 square feet (18.58 m²) in area, 10 feet (3048 mm) or less in height and accessory to structures of Group R-2, R-3 or R-4 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. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.

*** 1809.5 Frost protection.** Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

Exception: Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Assigned to *Occupancy Category I*, in accordance with Section 1604.5;

2. Area of 600 square feet (56 m²) or less for light-frame construction or 400 square feet (37 m²) or less for other than light-frame construction; and
3. Eave height of 10 feet (3048 mm) or less.

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

1809.6 Location of footings. Footings on granular soil shall be so located that the line drawn between the lower edges of adjoining footings shall not have a slope steeper than 30 degrees (0.52 rad) with the horizontal, unless the material supporting the higher footing is braced or retained or otherwise laterally supported in an *approved* manner or a greater slope has been properly established by engineering analysis.

1809.7 Prescriptive footings for light-frame construction. Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7.

**TABLE 1809.7
PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF
LIGHT-FRAME CONSTRUCTION^{a, b, c, d, e}**

NUMBER OF FLOORS SUPPORTED BY THE FOOTING ^f	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)
1	12	6
2	15	6
3	18	8 ^g

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Depth of footings shall be in accordance with Section 1809.4.
- b. The ground under the floor shall be permitted to be excavated to the elevation of the top of the footing.
- c. Interior stud-bearing walls shall be permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center.
- d. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- e. For thickness of foundation walls, see Section 1807.1.6.
- f. Footings shall be permitted to support a roof in addition to the stipulated number of floors. Footings supporting roof only shall be as required for supporting one floor.
- g. Plain concrete footings for Group R-3 occupancies shall be permitted to be 6 inches thick.

1809.8 Plain concrete footings. The edge thickness of plain concrete footings supporting walls of other than light-frame construction shall not be less than 8 inches (203 mm) where placed on soil or rock.

Exception: For plain concrete footings supporting Group R-3 occupancies, the edge thickness is permitted to be 6 inches (152 mm), provided that the footing does not extend beyond a distance greater than the thickness of the footing on either side of the supported wall.

1809.9 Masonry-unit footings. The design, materials and construction of masonry-unit footings shall comply with Sections 1809.9.1 and 1809.9.2, and the provisions of Chapter 21.

Exception: Where a specific design is not provided, masonry-unit footings supporting walls of light-frame construction shall be permitted to be designed in accordance with Table 1809.7.