

Franklin Township

Construction Code Enforcement

Utility Shed Information and Requirements

Several thresholds come into play when planning and applying for the installation of a garden type utility shed or similar structure.

1. Structures 200 sq ft or less, 10 feet or less in height, accessory to a residential property and do not contain water, gas, or sewer service require only a Zoning Permit. The Zoning permit is for location therefore a site plan showing the location and the required setbacks are required to be submitted.
 - a. If electrical is to be installed an electrical permit is required to be submitted to the Building Department and inspections will be required.
 - b. If water, gas or sewer is to be installed then a full building permit will be required.
2. Structures exceeding 200 sq. ft or 10 feet in height or an accessory to a use other than a residential property will require a Zoning permit/approval and a Building Permit.
 - a. Prefabricated drop off sheds will require building specifications to be submitted. Adequate details WILL be needed including footing info.
 - b. All sheds greater than 200 sq. Ft will require a foundation system. This design depends on the overall size. Based on the size a detail the shed may require either an anchoring system or potentially a frost footing system.

Additionally, the following items may apply;

- Plans for the shed may be prepared by the Homeowner or a Licensed Architect
- Association approval will be required if member of a Homeowner's Association
- If any electric or plumbing is installed plans must show details and have the appropriate Subcode forms submitted.

Required Inspections

Footing- After the footing/holes are dug and prior to placement of concrete.

Final- After completion of all the work and before the shed is put into use or filled.

NOTE; If the interior is being finished a framing inspection is required before covering walls or ceilings.