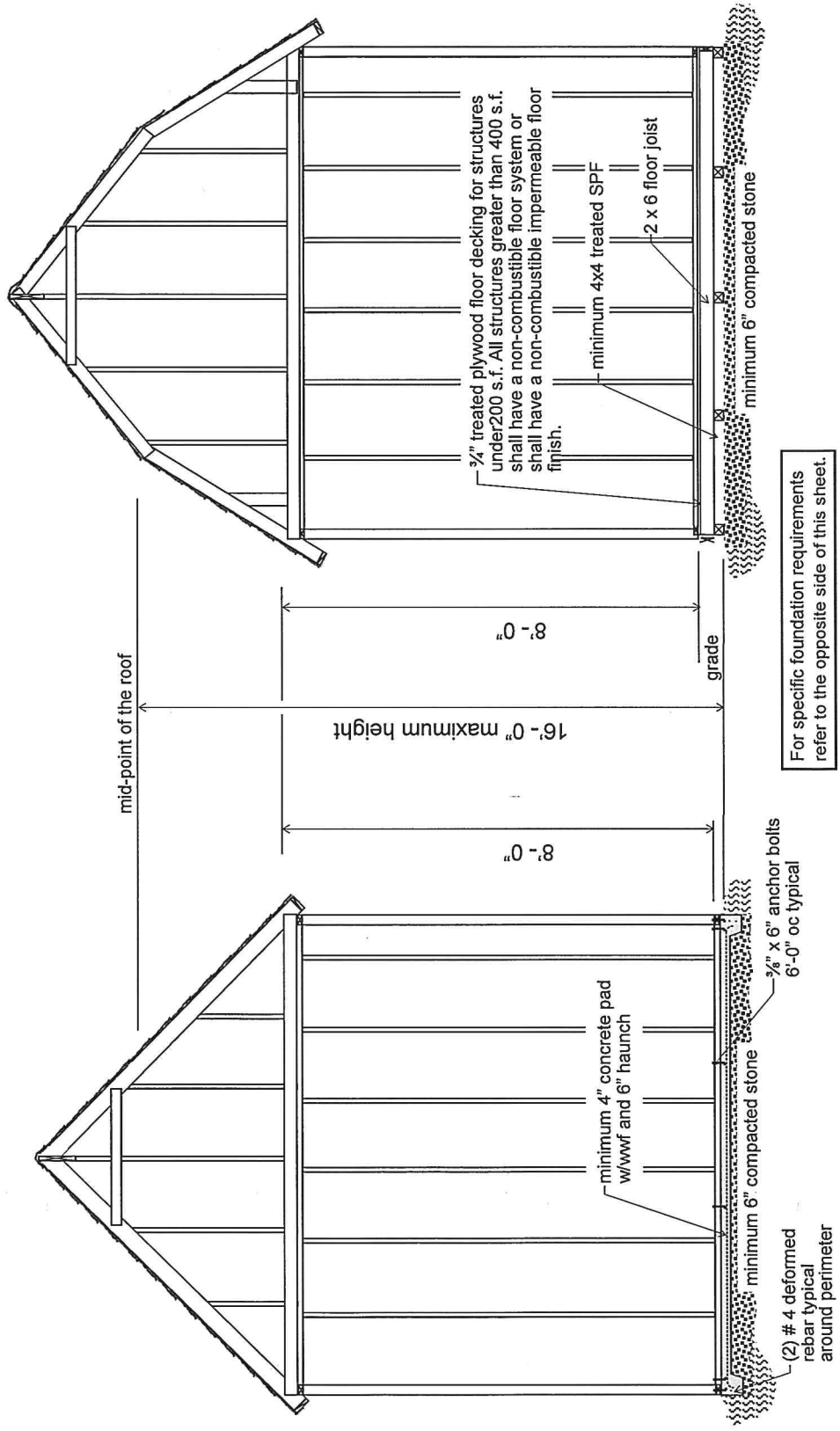


TOWN of EVANS

Typical Framing and Foundation Details for Freestanding Accessory Structure

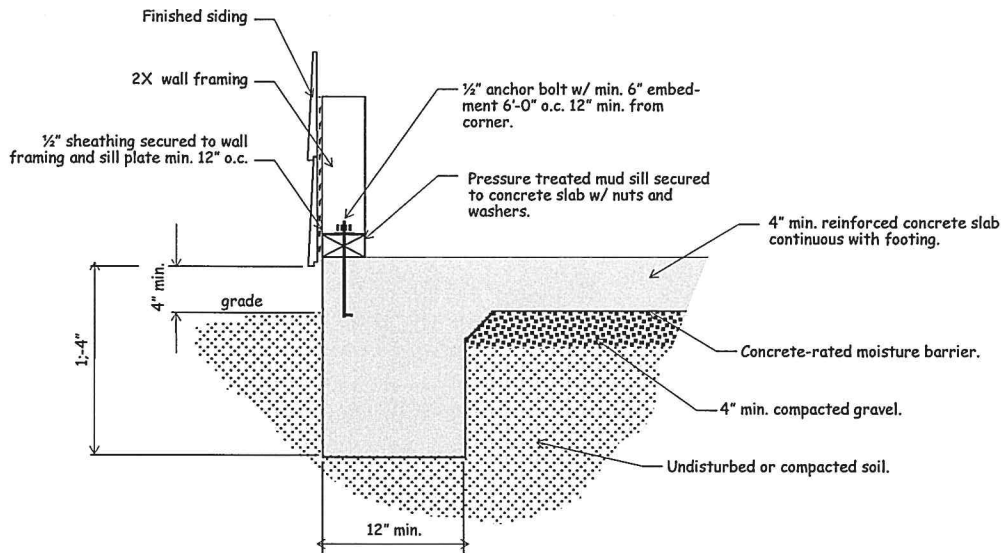


Typical Gambrel Roof Shed

Typical Gable Roof Shed

FOUNDATION REQUIREMENTS
FOR
RESIDENTIAL ACCESSORY STRUCTURES

- 1.) Sheds less than 200 sf in size and free-standing unroofed decks **not** exceeding 400 sf **shall not** be required to have a permanent foundation system.
- 2.) Sheds greater than 200 sf but less than 400 sf in size, constructed with a treated wood foundation system **shall have** suitable footings for the wood foundation system of at least six (6) inches of a compacted stone base as required by Section 403.2 of the 2015 International Residential Code as amended by the NYS Building Standards and Codes 2016 Uniform Code Supplement.
- 3.) Sheds, garages and carports greater than 200 sf but less than 600 sf in size and having an overall height **not** exceeding 16'-0" above finished grade, shall have a floor constructed with non-combustible materials as required by Section 309.1 of the 2015 International Residential Code as amended by the NYS Building Standards and Codes 2016 Uniform Code Supplement and **shall be** constructed with a slab on ground foundation system with turned down footings as required by section 403.1.4 and section 403.1.4 of the 2015 International Residential Code as amended by the NYS Building Standards and Codes 2016 Uniform Code Supplement. The structure shall be secured to the foundation system in a manner consistent with the requirements of section 403.1.6 of the 2015 International Residential Code as amended by the NYS Building Standards and Codes 2016 Uniform Code Supplement and shall have a minimum height above the surrounding grade as required by section 404.1.6 and section 317.1 of the 2015 International Residential Code as amended by the NYS Building Standards and Codes 2016 Uniform Code Supplement.



- 4.) Sheds, garages and carports greater than 600 sf in size or having an overall height exceeding 10'-0" above finished grade shall be constructed with a contiguous foundation system as required by section 403.1.4.1 of the Residential Code of New York State. A foundation system designed by a licensed New York State Design Professional as required by section 1808.6 of the 2015 International Building Code as amended by the NYS Building Standards and Codes 2016 Uniform Code Supplement in relationship to the existing soil conditions (which shall be verified) **shall be** an acceptable alternative.
- 5.) No accessory structure or combination of accessory structures **shall** exceed an aggregate sf area of 900 sf, unless located in an Agricultural Zone, contact Building Department for requirements.