

Building and Codes Department

Memorandum

Date: 12/06/2007

To: All Interested Parties

From: Steve Mills, Director

RE: Detached Accessory Buildings and/or Structures Policy

One-story detached residential accessory buildings and/or structures constructed or installed under the provisions and criteria of the International Residential Code shall comply with the following policy requirements unless otherwise stated. It should be noted that this policy may be modified at any time by the Director of Building & Codes if it is determined to be necessary for the protection of the health, safety and welfare of the citizens of the City of Hendersonville.

- **Building Permits** - Building permits are not be required for minor detached accessory structures, such as tool and storage sheds, greenhouses, playhouses and pre-engineered carports that do not exceed 120 square feet in area and are accessory to a one or two family dwelling. Section R105. 2 of the 2006 International Residential Code specifies additional work that may also be exempt from permit requirements. Such exemption although does not grant authority for any work to be done in a manner that would violate any other provisions of this code or other applicable requirements of the City of Hendersonville.
- **Site Location** - All buildings and/or structures regulated by this Code, whether or not a permit is required, must also comply with the Zoning Ordinance, the International Residential Code as well as any plat requirements with respect to location, whichever is deemed to be most stringent.
- **Footing/Support (Light-framed construction)** – Light-framed buildings and/or structures, such as metal or vinyl storage sheds, greenhouses and pre-engineered carports are not required to have typical concrete footings that extend below the frost line (Section R403.1.4.1) provided they otherwise meet all of the following requirements:
 1. Structure does not exceed 600 square feet,
 2. Eave heights do not exceed 10 feet,
 3. Does not exceed 750 lbs. per square foot. See Note below for additional information about footings. (Loads are calculated based on live load requirements from the applicable building code and appropriate dead loads

from the structure. The manufacture may provide actual design information for pre-engineered structures.)

- **Footings/Support (Non Light-framed construction)** – All other detached accessory buildings and/or structures, provided they otherwise meet all of the following requirements, are also not required to have typical concrete footings extended below the frost line (Section R403.1.4.1):
 1. Structure does not exceed 400 square feet,
 2. Eave heights do not exceed 10 feet,
 3. Does not exceed 750 lbs. per square foot. See Note below for additional information about footings. (Loads are calculated based on live load requirements from the applicable building code and appropriate dead loads from the structure. The manufacture may provide actual design information for pre-engineered structures.)

Note - Adequate “footing” support may be provided by a minimum 4” concrete slab, driveway, patio or other acceptable masonry product placed on undisturbed bearing soil provided the stated 750 lbs. per square foot load limit is not exceeded. All buildings and/or structures should be adequately anchored to resist uplift and overturning by wind. In the case of pre-engineered structures the manufacturer may supply the minimum requirements for anchoring and resistance to overturning.

- Typical permanent concrete footings extending below the frost line (12” minimum) will be required for each building and/or structure with columns or other supports that support more than 750 lbs. per square foot, but not exceeding 1500 lbs. per square foot
- Regardless whether a building permit or a typical footing has been required; all structures must also fully comply with all applicable requirements of the City of Hendersonville, such as setbacks and construction requirements. Manufacturers, suppliers or owners may be required to provide additional documentation to verify compliance with these additional requirements of code.
- Certain additional structures as noted below, which may are may not be permanently attached to the property, are deemed to be outside the scope of the International Residential Code. For additional clarification or interpretation you may contact the Building & Codes Department.
 1. Arbors and trellis
 2. Tree houses, doghouses and pre-built playhouses
 3. Fences (not including retaining walls) and patios
 4. Tents and Gazebos not permanently attached to the property
 5. Antennae and receiving dishes