

# Building and Codes Department

# Memorandum

**Date:** 04/08/2014  
**To:** All Interested Parties  
**From:** Steve Mills, Director  
**RE:** Detached Accessory Buildings and/or Structures Policy

---

Detached residential accessory buildings and/or structures shall comply with applicable provisions of the International Residential Code and the following criteria. *However, prior to making application for a building permit you must first obtain a **Zoning Permit** from the Planning Department.* A copy of your Zoning Permit must be presented when applying for the required building permit. Any variance from this procedure must be approved by the Director of Building & Codes.

- **Building and Zoning Permits** - **Building permits** are **not required** for minor detached accessory structures, such as tool and storage sheds, greenhouses, playhouses and pre-engineered carports that do not exceed **200 square feet** in area and accessory to a one or two family dwellings. **Zoning Permits are required** however for detached accessory buildings which exceed **50 square feet** in area. Any exemption from a permit does not remove the requirement that all work is to fully comply with all other applicable regulations of the City of Hendersonville.
- **Footing/Support (Light-framed construction)** – Light-framed (not exceeding 750 psf) buildings and/or structures, such as metal or vinyl storage sheds, greenhouses and pre-engineered carports are not required to have a typical concrete footing that extends below the frost line (Section R403.1.4.1), provided it otherwise meets all of the following requirements:
  1. Structure does not exceed 600 square feet,
  2. Eave heights do not exceed 10 feet.
- **Footing/Support (Non Light-framed construction)** – Non light-framed (exceeding 750 psf) buildings and/or structures are not required to have a typical concrete footing that extends below the frost line (Section R403.1.4.1), provided it otherwise meets all of the following requirements:
  1. Structure does not exceed 400 square feet,
  2. Eave heights do not exceed 10 feet.

Footing Note – An adequate “footing” can be provided by a minimum 4” concrete slab, driveway, patio or other acceptable masonry product placed on undisturbed bearing soil provided the previously 750 lbs. per square foot load limit is not exceeded. Regardless of the type of support footing utilized, all buildings and/or structures should be adequately anchored to resist uplift and overturning by wind. In the case of some pre-engineered structures the manufacturer will provide the minimum requirements for anchoring and resistance to overturning.

- Typical permanent concrete footings extending below the frost line (minimum 12” below finished grade) will be required for each building and/or structure having columns or other supports that support more than 750 lbs. per square foot, but not exceeding 1500 lbs. per square foot.
- Whether or not a building permit or typical concrete footing is required, the previous noted requirements for Building and Zoning Permits will still apply. On an “as-needed” basis manufacturers, suppliers, contractors and/or owners may be required to provide additional documentation to verify compliance with applicable requirements.
- Certain other structures as noted below, normally not permanently attached to the property, are considered to be outside the scope of the International Residential Code (IRC) and would not require a building permit. However, a Zoning Permit may still be required, so please check with the Planning Department. For any additional information regarding Building Permits or the applicable requirements of the IRC please contact the Building & Codes Department at (615) 822-3802.
  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

NOTE: Although not enforceable by the City of Hendersonville, it still might be prudent to research your property's restrictive covenants or HOA requirements.