

## Springfield Township

### **DETACHED ACCESSORY STRUCTURES CRITERIA**

1. Cement footings and slab – for automobiles and other gas vehicles. Minimum 8" x 42" cement trench footing with wall ties 6' on center and a 4" cement slab on compacted granular fill will be required. The size of the footing is based on the size of the structure being constructed.
2. Pole Barn foundation (heavy timber) – for other uses (livestock, etc.). Posts are to be set a minimum of 42", below grade, on dry cured pads, with footings a minimum of 8" x 10". The posts shall be backfilled with pea stone at the base. A 4" x 24" rat wall is required for feed – food storage.
3. Pressure treated wood foundation, floor joist, beams, posts, spans, size of material and spacing will be checked and needs to meet code. Post and beams need to be connected with ½" lag screws or bolts.
4. Post holes or trenches need to be inspected before placement of concrete.
5. Door heights need to be 6'8" minimum. All doors and windows need headers, specifically designed for spans being used.
6. Stick Built – Walls need to be built with bottom plates and double top plates, 16" on center or stacked 24" on center. Corner bracing is required.
7. A minimum 6" overhang is required. Collar ties, ceiling joist or truss bracing is required.
8. Drip edge with # 15 lb felt under roofing is required. If building is heated, water and ice shield is also required. Vent attic space per code.
9. Please submit 3 sets of construction drawings, a plot plan to scale, along with an application to the Building Department for review. If you have an active association, the plans and plot plan must be signed prior to submitting.
10. All properties in SITE CONDOS or PLATTED SUBDIVISIONS must get signed plan approval from the developer, Architectural Review Committee or established Association before submitting to Springfield Township.
11. Springfield Township's setback requirements or recorded building envelopes, if more restrictive, must be met for all construction.