



Town of New Braintree  
20 Memorial Drive  
New Braintree, Massachusetts  
01531

## ACCESSORY STRUCTURES/SHEDS

Under the Massachusetts State Building Code 780 CMR section 105 PERMITS, sub section 105.2.1 One story detached accessory structures used as a tool and storage sheds, playhouses and similar uses where the floor area does not exceed two hundred (200) square feet in residential zoned areas, or one hundred twenty (120) square feet in commercial or business zoned areas, do not require a building permit.

All structures, permitted or not, are required to meet with the town's zoning bylaws.

All building permitted accessory structures are required to meet all present building codes, in particular, 2015 IRC section R301.1.

### **R301.1 Application**

*Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads, and seismic loads as prescribed by this code. The construction of buildings and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets the requirements for the transfer of loads from their point of origin through the load resisting elements to the foundation. Buildings and structures constructed as prescribed by this code are deemed to comply with the requirements of this section.*

All applications for residential accessory structures are required to meet 780 CMR section R107 CONSTRUCTION DOCUMENTS and include the following documents:

1. 1&2 family dwelling permit application\*.
2. Plot plan showing location of proposed & existing structures and setbacks from structures & property borders.
3. Building plan meeting the requirements of 2015 IRC section R301.1.
4. Debris Disposal Affidavit\*.
5. Workers Comp Affidavit\*.
6. If the applicant is the HOMEOWNER, Homeowners Warning Affidavit\*.
7. Permit fee.
8. Self-addressed stamped envelope for documentation return.

\*available online at Building Dept web page.

Please note: The 780 CMR section R105.3.1 ACTION ON APPLICATION states applications are to be approved or denied within 30 days of filing. Filing is not complete until all required documents are presented.