

## **Building Permit Requirements for an Accessory Structure on a Single Family Dwelling**

A building permit for an accessory structure like a shed or garage is required unless the area of the detached structure is less than 108 sq.ft. When applying for a building permit we require a completed *Application for a Permit to Construct or Demolish, Including Schedule 1: Designer Information form* and **2 copies** of the following:

1. **Site plan** drawn to scale showing your lot, property lines and all existing structures (house, garage, sheds, decks). Dimension the size of the lot and distances from the proposed structure to all property lines and any adjacent buildings (and septic tank and bed if applicable). All easements on your property must also be shown.
2. **Construction drawings\*** drawn to scale and dimensioned consisting of:
  - Plan view with over all dimensions, roof framing size, direction, span and spacing, door and window opening locations, sizes and lintel size. If framing a floor, a separate plan showing the floor framing is required.
  - Elevations from all sides showing grade location, floor height above grade, wall height, roof height, roof slope, cladding material, roofing material and window and door location and sizes.
  - Cross-section through the wall from footings to roof noting all materials in the foundation, wall and roof assembly. See example Detail 1 in the Accessory Structure Package.

NOTE: GRCA / MTO / MHAC Approvals may be required

\* If the structure exceeds **538sq.ft.** in building area the person who designs and takes responsibility of the structure (other than the owner) must successfully complete the Designer/ Legal Process **and** the House qualification Exams. The designer must also include the following information on all documents respecting design activities as per Div. C.3.2.5.1.(1)(c) of the Ontario Building Code:

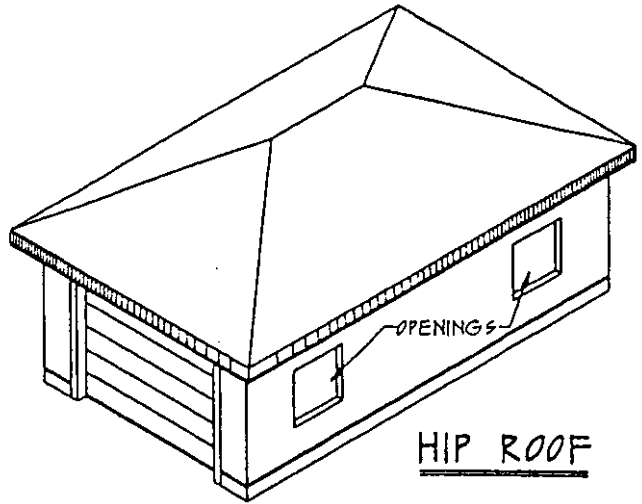
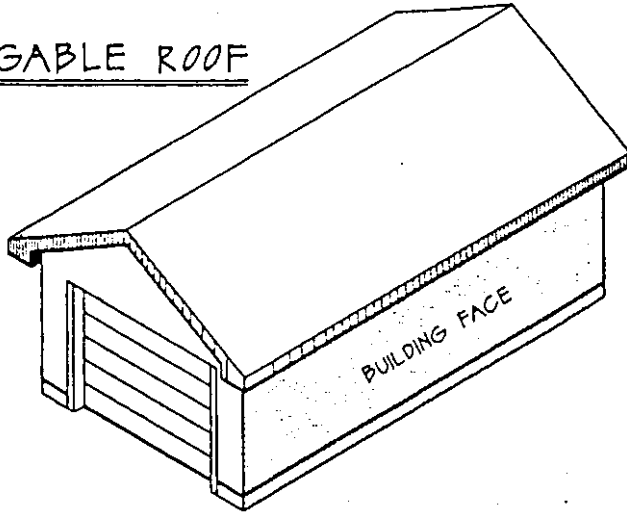
- a) The person's name and any identifying number issued by the Ministry of Housing.
- b) A statement that the person has reviewed and taken responsibility for the design activities,  
and
- c) The person's signature

The fee for a construction permit is \$0.37/ft<sup>2</sup> minimum \$92.00. (*Subject to Change*)

All structures must comply with the Zoning By-Law requirements even if a building permit is not required. Please call the Zoning Division at 519.740.4613 ext. 4521 to review what the zoning requirements are for your property. There is no fee for zoning review.

Please call the Planning Services Department at 519.740.4613 if you have any further questions.

GABLE ROOF



HIP ROOF

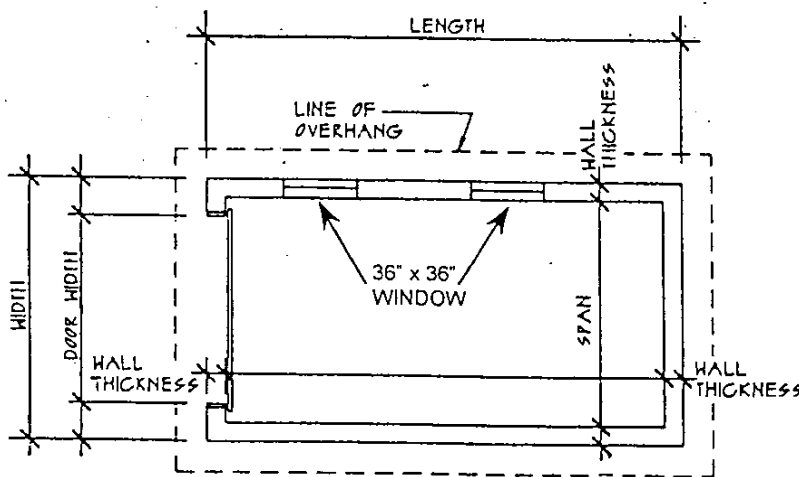
**SPECIFY ELEVATION TO BE USED**

GABLE

HIP

\* If Building Hip Roof, hip rafters to be one size larger lumber than jack an common rafters \*

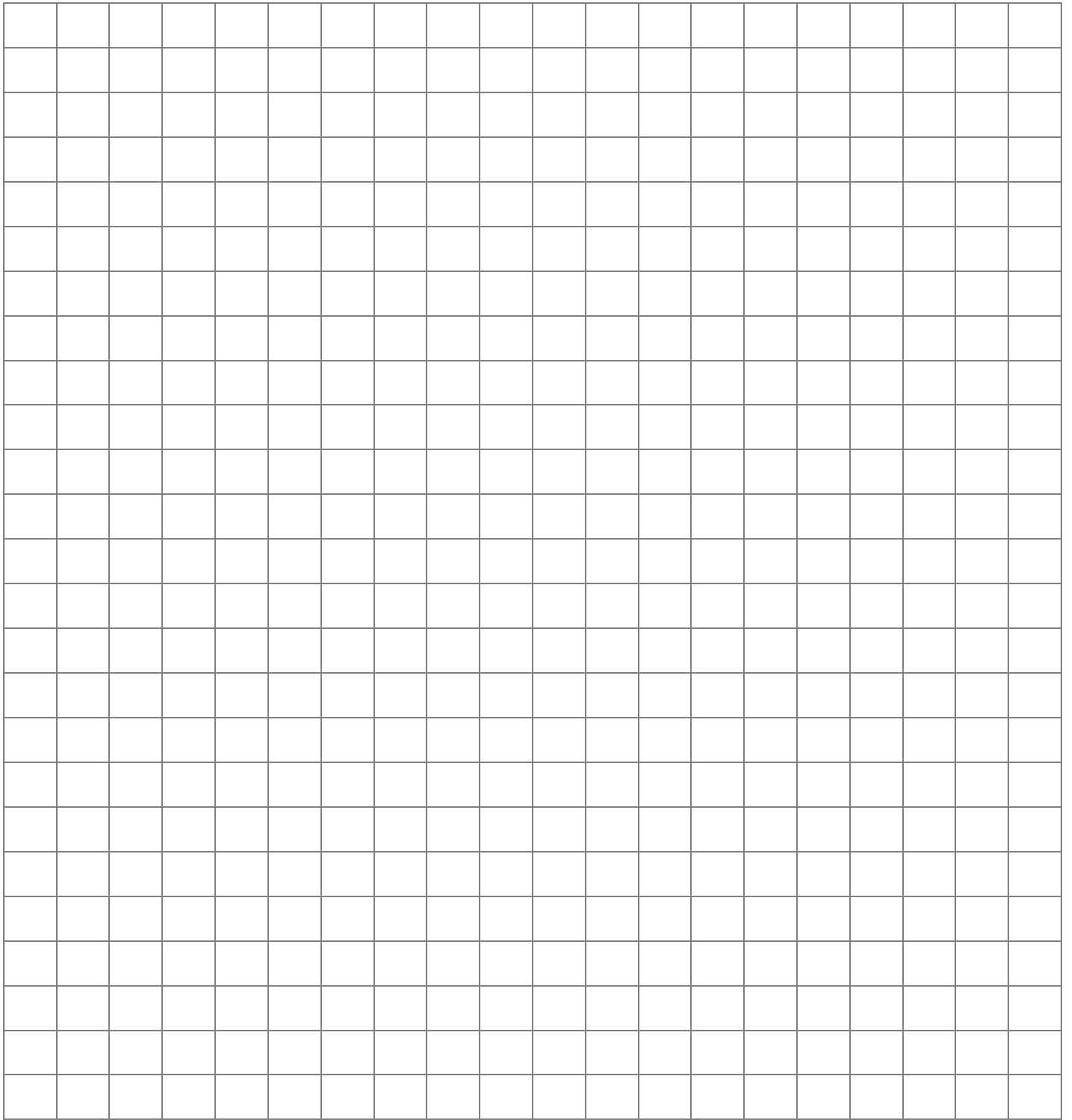
Max. Area Building Face sqft	Maximum Percentage of Openings in Exterior Walls						
	Max. Distance from Side/Rear Lot Line						
	< 3'-11"	3'-11"	4'-11"	6'-7"	8'-4"	9'-10"	13'-1"
107	0	8	12	21	33	55	96
160	0	8	10	17	25	37	67
215	0	8	10	15	21	30	53
267	0	8	9	13	19	26	45
323	0	7	9	12	17	23	39



EXAMPLE PLAN

**Notes:**

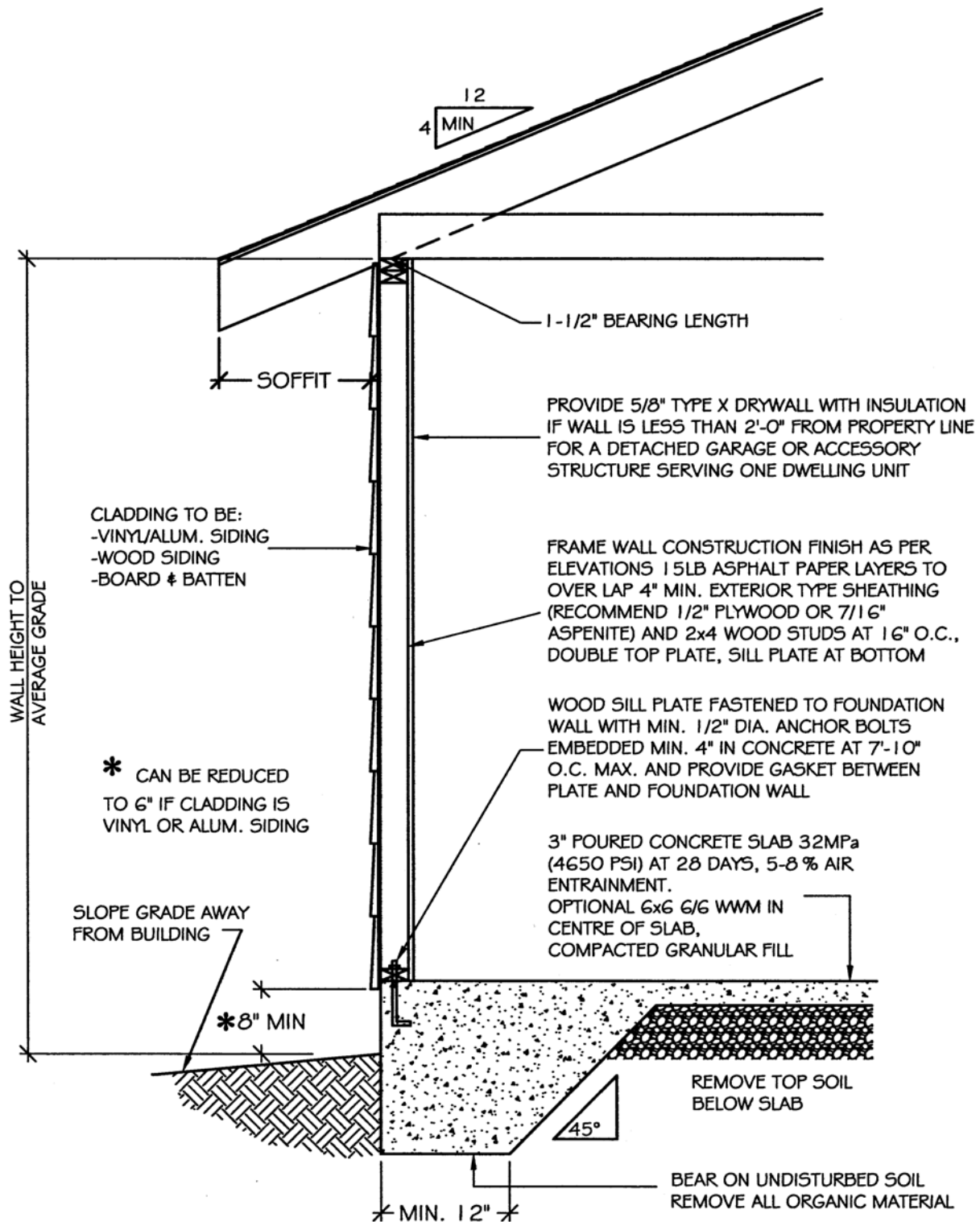
- 1) Show all openings (doors, windows) and note size.
- 2) Show distance to adjacent property lines.
- 3) Provide 5/8" type 'X' drywall if wall is less than 2'-0" from the property line.
- 4) Dimension plan as per Example Plan



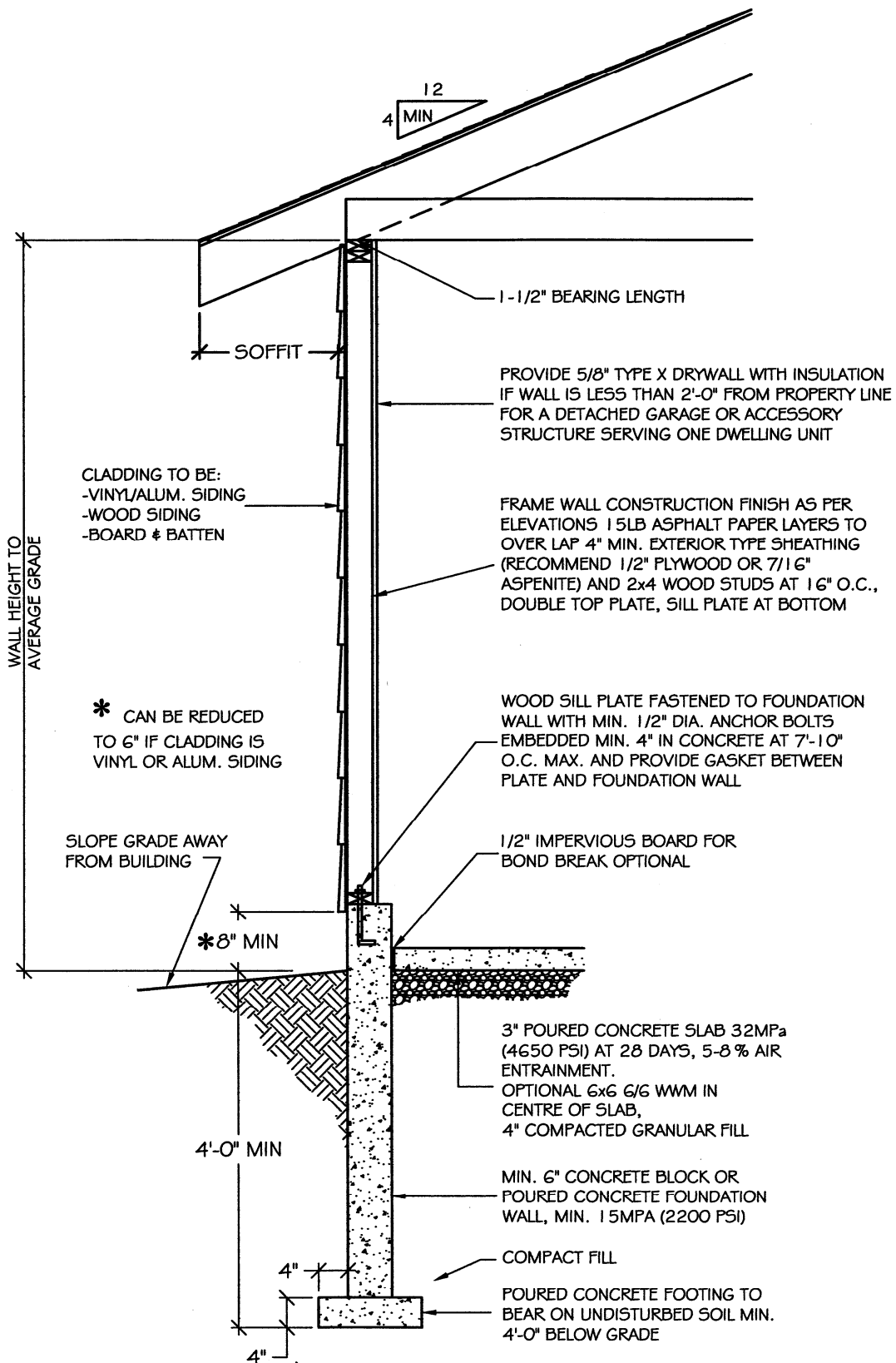
**Proposed Floor Plan drawn to scale**

Ensure the following information is shown (see sample drawing on Pg. 1)

- Dimension all walls, openings
- Show lintel sizes over openings
- Ensure window, door openings shown
- Roof framing information



**2** **FLOATING SLAB DETAIL**  
MAXIMUM 592 SQFT



CLADDING TO BE:  
 -VINYL/ALUM. SIDING  
 -WOOD SIDING  
 -BOARD & BATTEN

\* CAN BE REDUCED TO 6" IF CLADDING IS VINYL OR ALUM. SIDING

SLOPE GRADE AWAY FROM BUILDING

\*8" MIN

4'-0" MIN

4"

4"

1-1/2" BEARING LENGTH

SOFFIT

PROVIDE 5/8" TYPE X DRYWALL WITH INSULATION IF WALL IS LESS THAN 2'-0" FROM PROPERTY LINE FOR A DETACHED GARAGE OR ACCESSORY STRUCTURE SERVING ONE DWELLING UNIT

FRAME WALL CONSTRUCTION FINISH AS PER ELEVATIONS 15LB ASPHALT PAPER LAYERS TO OVER LAP 4" MIN. EXTERIOR TYPE SHEATHING (RECOMMEND 1/2" PLYWOOD OR 7/16" ASPENITE) AND 2x4 WOOD STUDS AT 16" O.C., DOUBLE TOP PLATE, SILL PLATE AT BOTTOM

WOOD SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN. 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE AT 7'-10" O.C. MAX. AND PROVIDE GASKET BETWEEN PLATE AND FOUNDATION WALL

1/2" IMPERVIOUS BOARD FOR BOND BREAK OPTIONAL

3" POURED CONCRETE SLAB 32MPa (4650 PSI) AT 28 DAYS, 5-8% AIR ENTRAINMENT. OPTIONAL 6x6 6/6 WWM IN CENTRE OF SLAB, 4" COMPACTED GRANULAR FILL

MIN. 6" CONCRETE BLOCK OR POURED CONCRETE FOUNDATION WALL, MIN. 15MPa (2200 PSI)

COMPACT FILL

POURED CONCRETE FOOTING TO BEAR ON UNDISTURBED SOIL MIN. 4'-0" BELOW GRADE

**1** WALL SECTION

Roof Rafter Span Table			
Member Size	Rafter Spacing		
	12 in	16 in	24 in
2 x 4	8-11	8-1	7-1
2 x 6	14-0	12-9	11-2
2 x 8	18-5	16-9	14-6
2 x 10	23-7	21-5	17-8
2 x 12	28-8	25-2	20-6

Spruce No. 1 & No. 2 Grade Lumber Snow Load 30 psf

Roof Joist Span Table			
Member Size	Joist Spacing		
	12 in	16 in	24 in
2 x 4	7-1	6-5	5-7
2 x 6	11-2	10-1	8-10
2 x 8	14-8	13-4	11-7
2 x 10	18-8	17-0	14-10
2 x 12	22-9	20-8	18-1

Spruce No. 1 & No. 2 Grade Lumber Snow Load 30 psf

Ceiling Joist Span Table			
Member Size	Joist Spacing		
	12 in	16 in	24 in
2 x 4	10-3	9-3	8-1
2 x 6	16-1	14-7	12-9
2 x 8	21-1	19-2	16-9
2 x 10	27-0	24-6	21-5
2 x 12	32-9	29-10	26-0

Spruce No. 1 & No. 2 Grade Lumber

Lintels Over Doors and Windows		
Opening Width	Lintels for Wood Framing	
	Not Supporting Roof	Supporting Roof
Up to 6-4	2 ply 2 x 6	2 ply 2 x 6
Up to 9-5	2 ply 2 x 6	2 ply 2 x 10
Up to 16-0	2 ply 2 x 10	Design Req'd

Based on a Maximum of 12'-0" Supported Roof

Brick Veneer Lintels	
Opening Width	Steel Angle Size
Up to 8-1	3-1/2 x 3-1/2 x 1/4"
Up to 8-9	4 x 3-1/2 x 1/4"
Up to 10-10	5 x 3-1/2 x 5/16"
Up to 11-5	5 x 3-1/2 x 3/8"
Up to 13-6	6 x 4 x 7/16"
Up to 14-1	7 x 4 x 3/8"
Up to 15-1	7 x 4 x 1/2"

Roof Sheathing Thickness				
Maximum Spacing of Supports	Plywood and O-2 Grade Waferboard and OSB		Waferboard (Aspenite) & OSB R-1 & O-1 Grade	
	Edges Supported	Edges Unsupport'd	Edges Supported	Edges Unsupport'd
12"	5/16"	5/16"	3/8"	3/8"
16"	5/16"	3/8"	3/8"	7/16"
24"	3/8"	1/2"	7/16"	1/2"

All Plywood to be Stamped " Approved Exterior Grade

Wall Sheathing Thickness & Specifications for Typical Cladding System			
Type of Sheathing	Supports at 16"	Supports at 24"	Material Standards
Plywood (Exterior Type)	1/4"	5/16"	CSA 0121-M / CSA 0181-M / CSA 0153-M
OSB Grade 0-2	1/4"	5/16"	CSA 0437
Waferboard & OSB Grade R-1 & O-1	1/4"	5/16"	CSA 0437

**GENERAL NOTES:**

1. Assumed undisturbed soil bearing capacity 4000lb per square foot.
2. If building wall is closer than 4'-0" to property line, no openings are permitted.
3. If building wall is closer than 2'-0" to property line, provide 5/8" drywall interior finish and no openings are permitted.
4. Wood frame building less than 538sqft slab on grade can be used.
5. All spans measured horizontally from peak to supporting wall or collar tie if required.
6. Wall ties are required when ridge is unsupported. See Rafter-to-Joist Nailing chart for minimum nailing requirements.