



Building Permit and Inspection Services
Development Services Department

50 Centre Street South, Oshawa, Ontario L1H 3Z7 Phone: 905.436.5658 Fax: 905.436.3857

www.oshawa.ca

SHED AND GARAGE
CONSTRUCTION GUIDE

For detached and semi-detached dwellings



General Requirements

A Building Permit is required for all accessory buildings except where:

- Size of the structure is less than or equal to 10m² (107 sq.ft.) **and**
- Is not attached to another structure **and**
- Does not contain any plumbing

Note: An accessory structure must comply with the Ontario Building Code and the City of Oshawa Zoning By-Law. For more information, contact The City of Oshawa's Building Department at 905.436.5658

General Zoning Restrictions:

Lot Coverage: For most lots, the limitations for accessory buildings on a residential lot are the **most restrictive** of the following calculations;

- Maximum eight percent (8%) of the **total lot** area *or*,
- Maximum fifty percent (50%) of the lot coverage of the **house** on the lot *or*,
- Maximum 60m² of ground floor area

Setbacks: In most cases the minimum required setback is 2'-0"

Building Height: In most cases the maximum height to the roof peak from grade is 14'-9"

Application Requirements:

- Completed building permit application forms
- Two copies of the most recent survey or site plan for the property showing dimensions of all existing buildings and structures, and their setbacks drawn to scale. The proposed garage or shed is to be plotted on the site plan and setback dimensions to all property lines are to be shown. (see attached sample site plan on page 4).
- A Site Alteration Clearance Letter is required from the City of Oshawa Engineering Department for all new buildings constructed with a concrete foundation. Contact The City of Oshawa's Engineering Department at 905.436.5606
- Two copies of construction drawings including floor plans, elevations, sections and section details drawn to scale. The attached template drawings and details could be used, providing all dimensions and information are shown on the "Floor Plan" (page 5)
- The current permit fee, payable at time of application by cheque made to "The City of Oshawa", cash, debit, Visa, MasterCard or American Express.

Call before you dig: It is the owner's/contractor's responsibility to call the utility companies to locate any underground utility lines within the construction zone to avoid damaging them during construction.

- Rogers Cable **1.800.738.7893**
- Region Water/Sanitary **1.905.655.3344**
- Ontario One Call **1.800.400.2255**
(Includes PUC, Bell, Enbridge and TransCanada Pipelines)

Step by Step Instructions

1. Site Plan

Refer to the sample 'Site Plan' on page 4 and create or modify a copy of your own survey or site plan. Include all the dimensions and information as shown on the sample.

2. Floor Plan

Refer to the sample 'Floor Plan' on page 5. Create your own or modify the sample to show all of your openings and structural information. Use the 'Sample Features' legend below the sample 'Floor Plan' as a guide on how to draw windows, doors, and structural components onto your floor plan. Use Table 2 labeled 'Rafter Sizing' to select the lumber to frame your roof and note the selection on your 'Floor Plan' as shown on the sample. If engineered roof trusses are to be used then label "Engineered roof trusses" on the 'Floor Plan'

3. Elevations

Refer to the sample "Elevations" on Page 6. Create your own or modify the sample to show all of your openings. Use the 'Sample Features' legend below the sample 'Elevations' as a guide on how to draw windows, doors, and garage doors onto your elevations. Note the direction each elevation is facing in the title block under each elevation (e.g. North, South, East, or West). No openings are permitted in a wall within 4'-0" of a property line.

4. Building Section

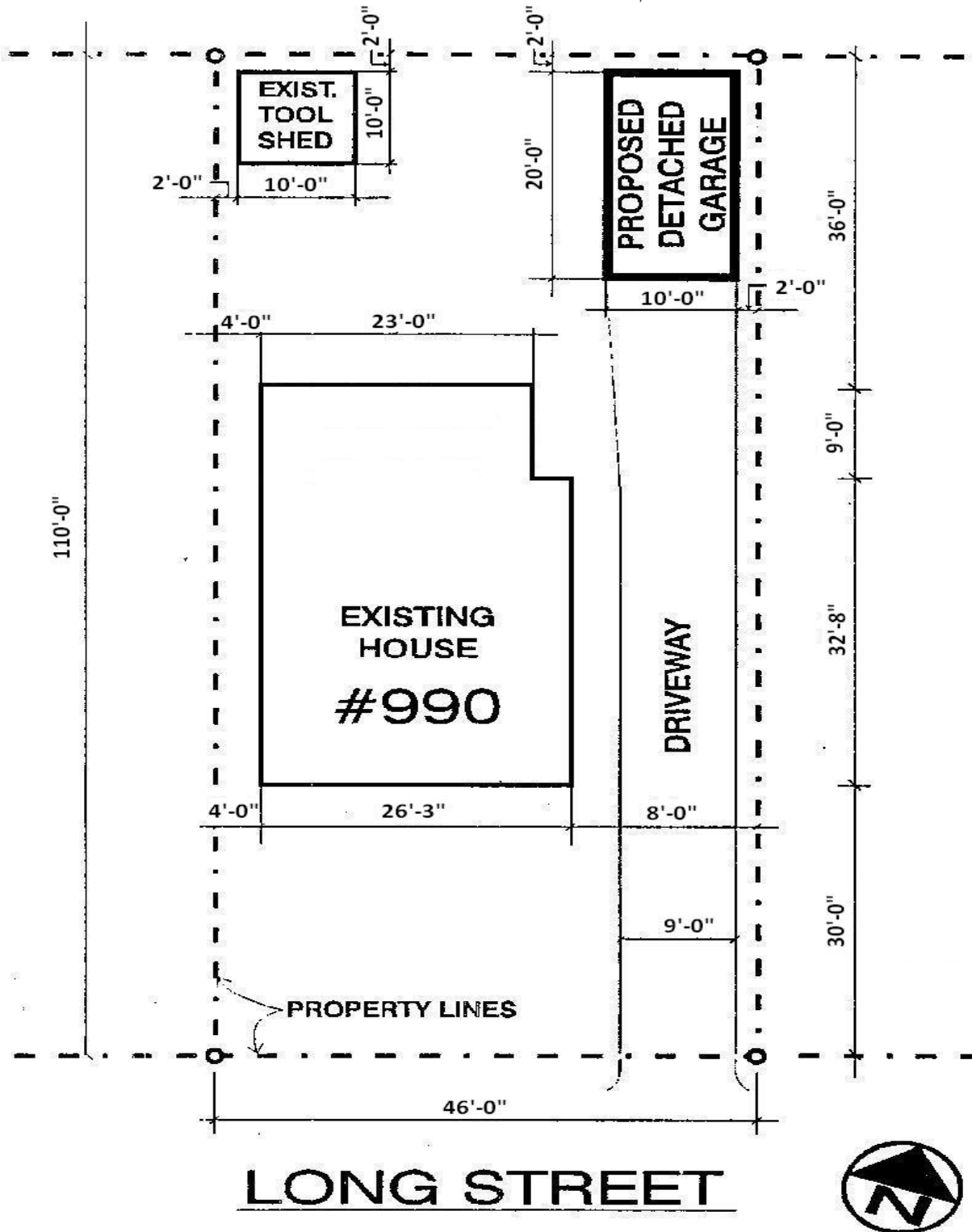
Refer to the 'Building Section' on page 7. Create your own or modify the sample to show framing details and building height. If a truss system is used please note: "Trusses as per attached" on the 'Building Section' and attach the engineered stamped truss drawings to your application.

5. Foundation design

Refer to the sample 'Foundations' on pages 8 and 9. There are 4 foundation options to choose from based on site conditions, cost, and use of the building. Simply select one of the options and discard or strike out the other options. 'Pier Type' foundations with wood floors and 'Mud Sill' foundations are to be used for sheds only to maximum size of 592 sq.ft. and are not designed to support the weight of motorized vehicles.

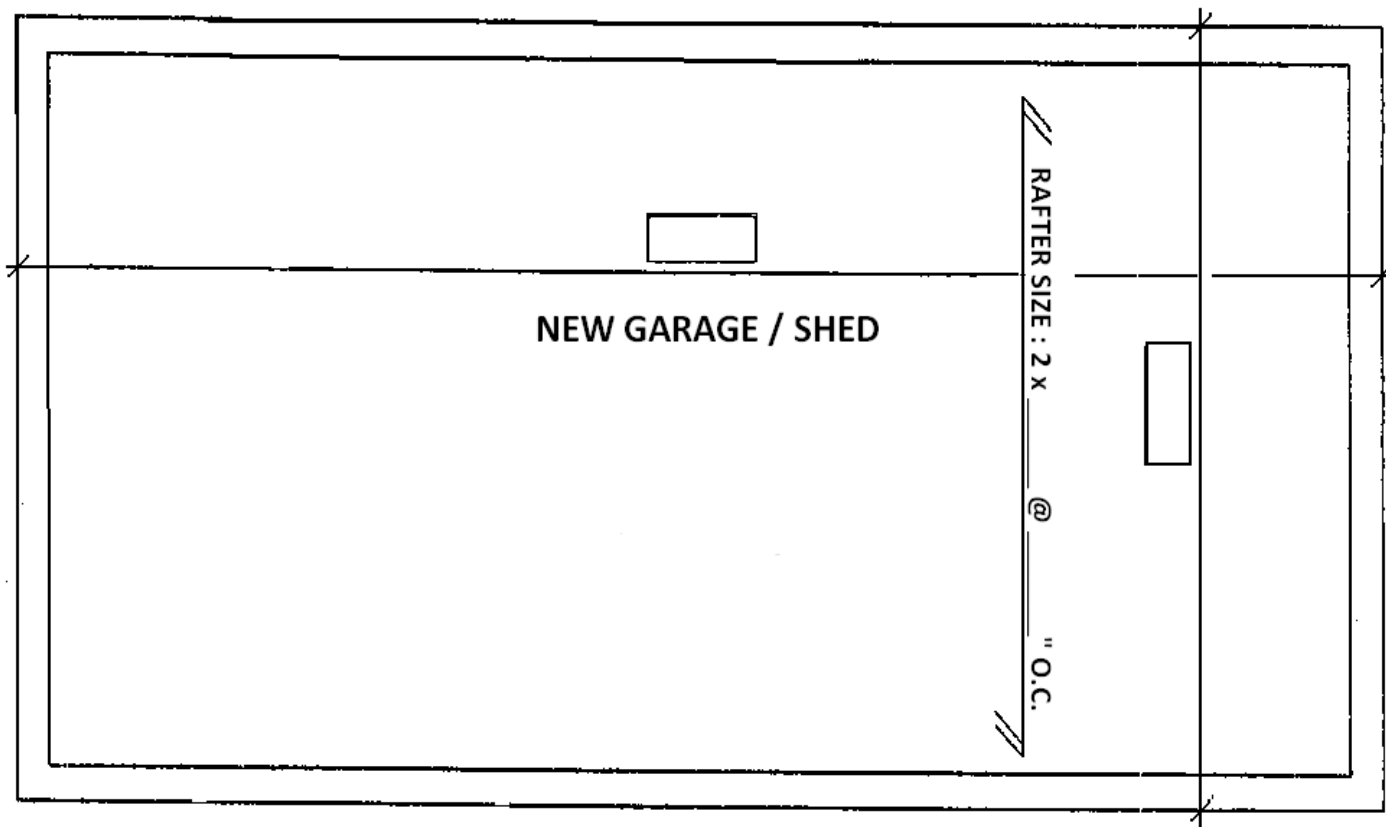
Note: Please provide your own shed or garage plans if your shed or garage is different from what is shown in this package (Use the same concept and provide the same information). You will also need to provide your own details if the proposed construction methods differ from those provided. **Please note**, that any proposed prefabricated garage system or truss roof system must have a set of stamped drawings provided by a licensed Engineer with the Province of Ontario (a manufacturer or building supply store would supply you these details at your request).

1. Site Layout – Dimension your own Site Plan similar to below and include the 'Site Information' chart as shown below;



SITE INFORMATION:	
SITE FEATURES	AREA (ft ² /m ²)
Footprint of house:	
Footprint of existing accessory buildings:	
Footprint of proposed shed/garage:	

2. Floor Plan – Draw in building features and roof info on floor plan below;



NOTE: ELECTRICAL LIGHT REQUIRED BY O.B.C.

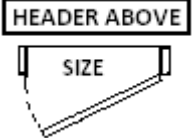

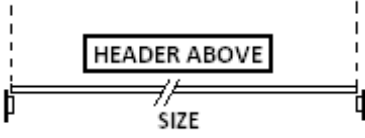
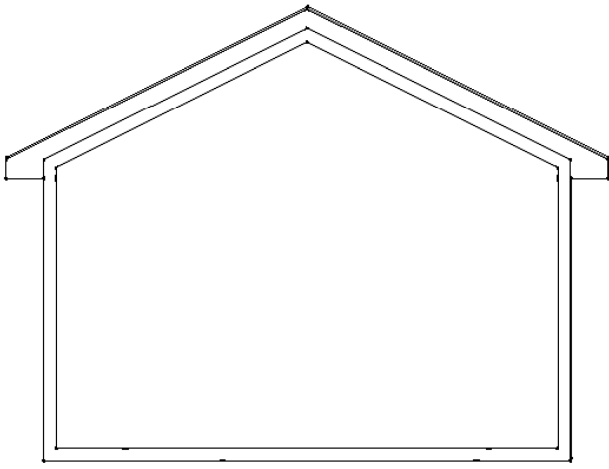
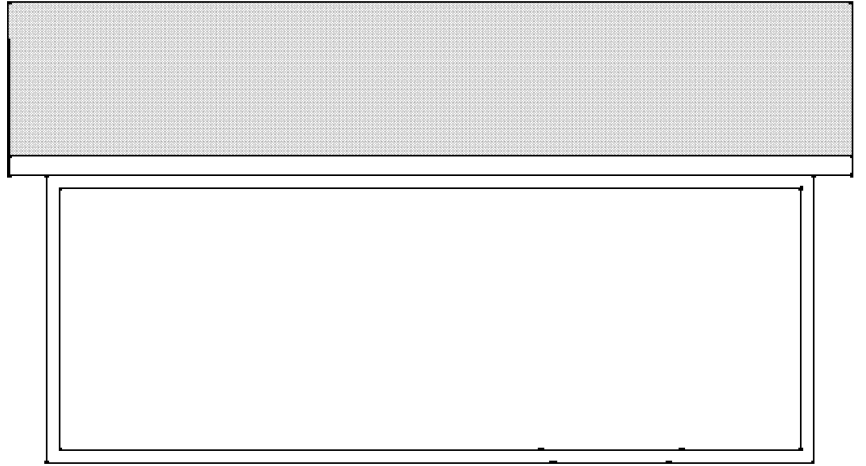
TABLE 1: SAMPLE BUILDING FEATURES			
MAN DOOR	WINDOW	GARAGE DOOR	HEADER SIZES
			2-2x6 – 4' OPENING
			2-2x8 -6' OPENING
			2-2x10 – 8' OPENING
			2-2x12 – 10' OPENING

TABLE 2: RAFTER SIZING			
RAFTER SIZE	MAXIMIM CLEAR RAFTER SPAN		
	RAFTER SPACING		
	<i>12" O.C.</i>	<i>16" O.C.</i>	<i>24" O.C.</i>
2 x 4	8'-11"	8'-0"	7'-0"
2 x 6	14'-0"	12'-9"	11'-2"
2 x 8	18'-5"	16'-9"	14'-5"
2 x 10	23'-6"	21'-4"	17'-8"

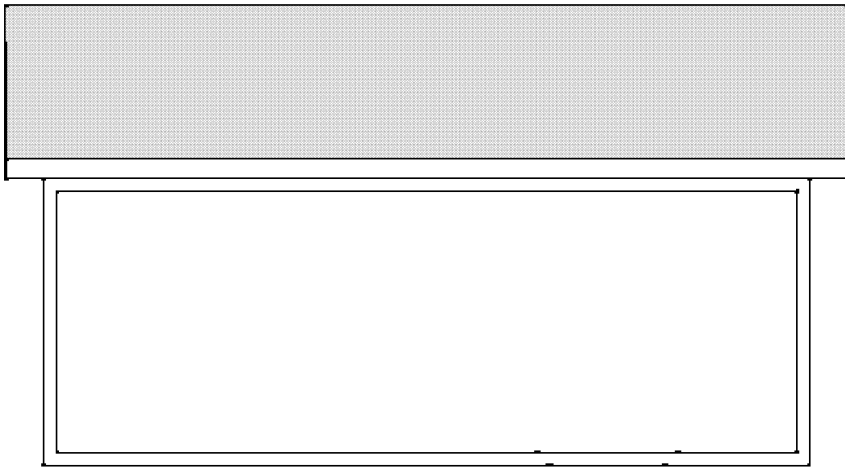
3. Elevations – Draw in the building features and indicate the facing direction using the elevations and title blocks below;



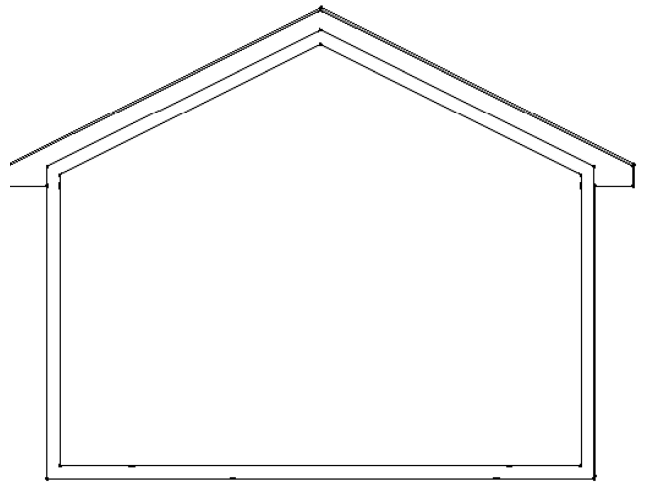
_____ ELEVATION



_____ ELEVATION

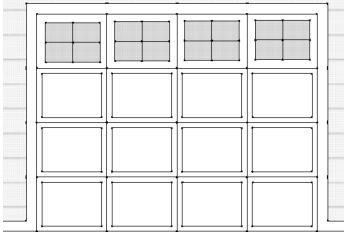
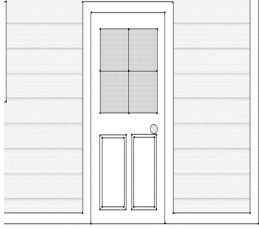
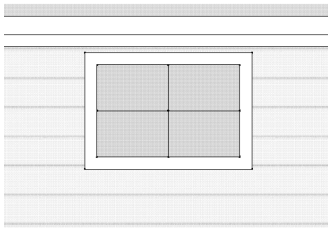


_____ ELEVATION

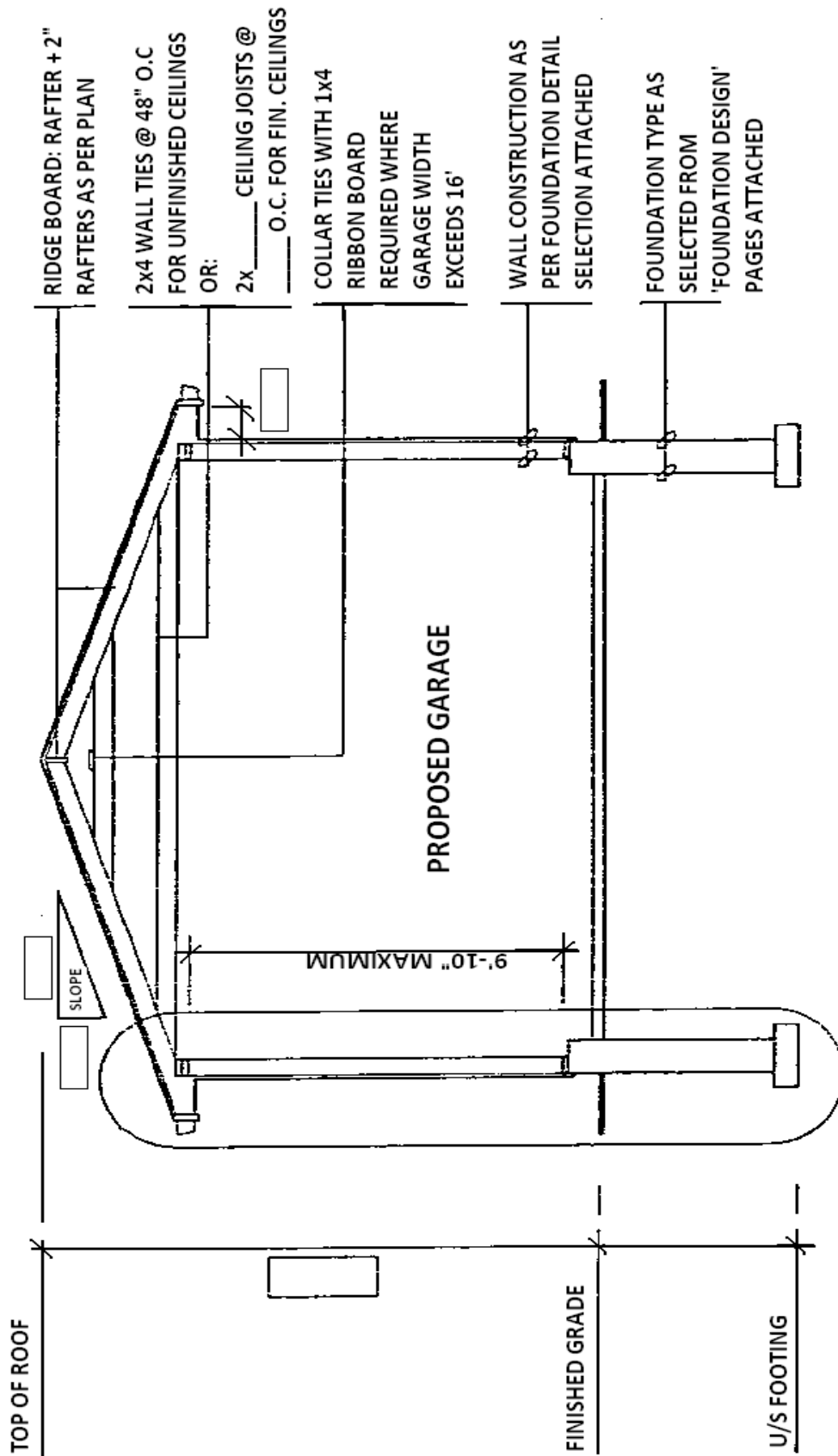


_____ ELEVATION

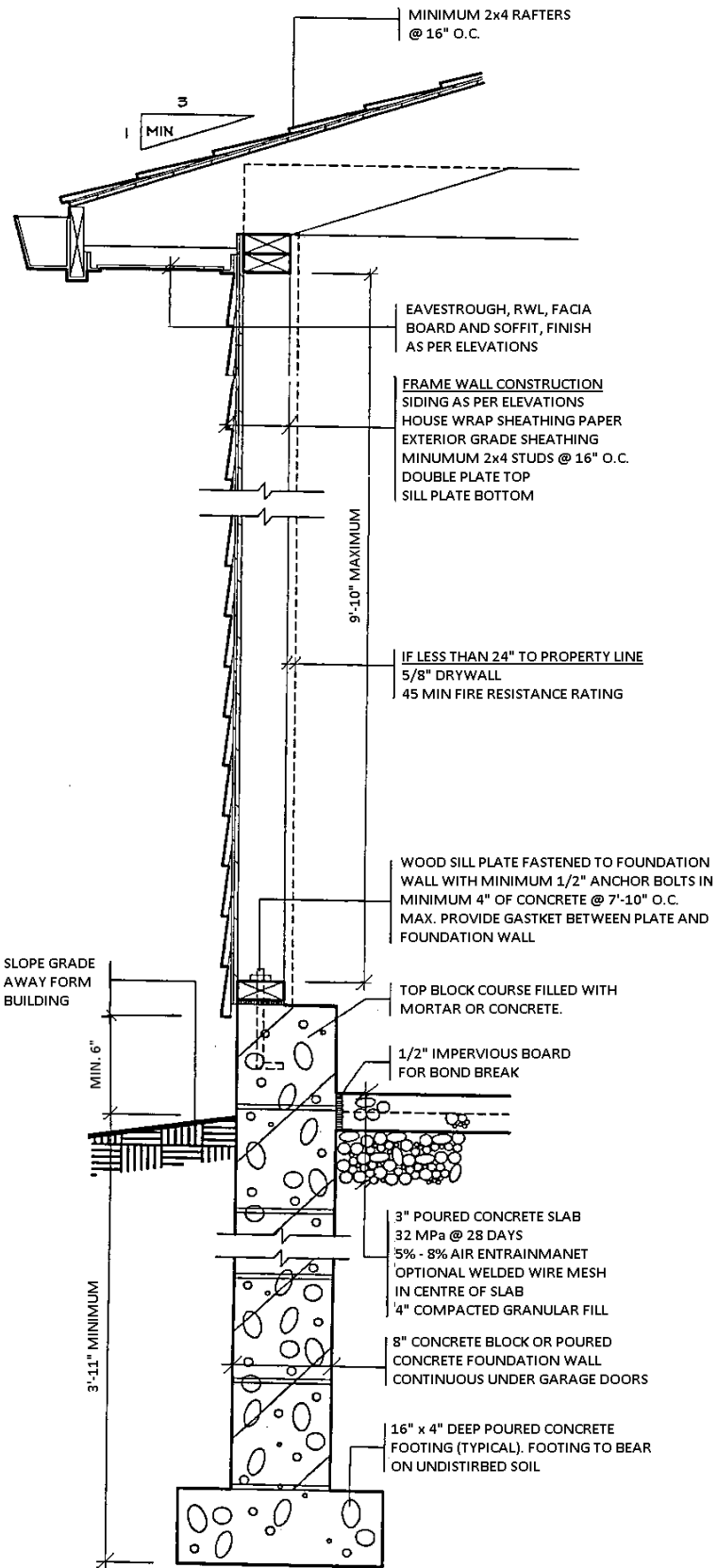
TABLE 3: SAMPLE BUILDING FEATURES

GARAGE DOOR	MAN DOOR	WINDOW
		

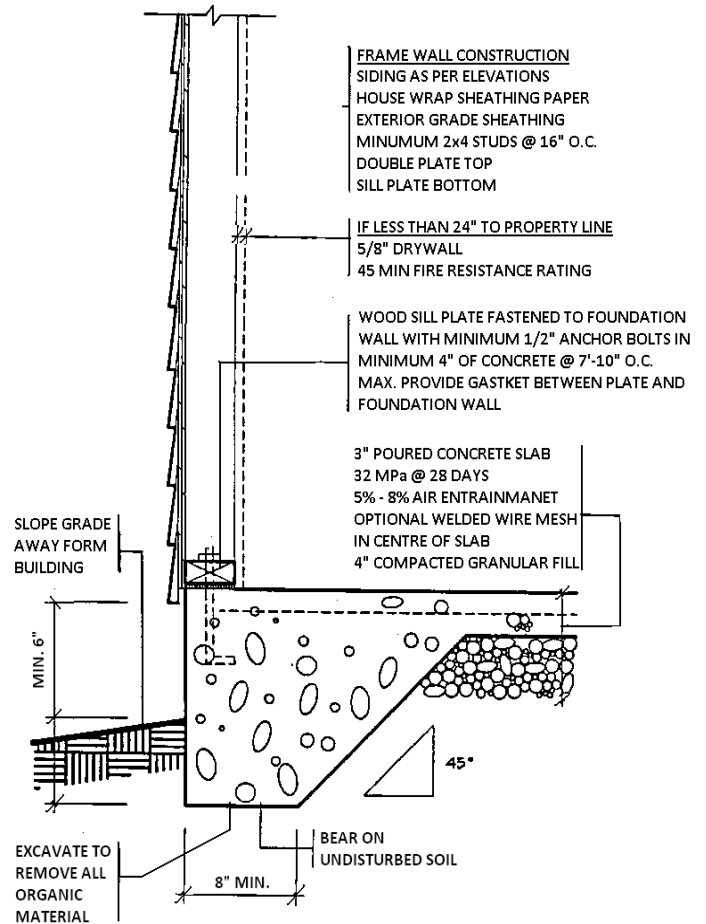
4. Building Section – Indicate Overall building height, soffit overhang and roof framing on drawing below;



5. Foundation Design – Strike out the foundation designs not to be used;

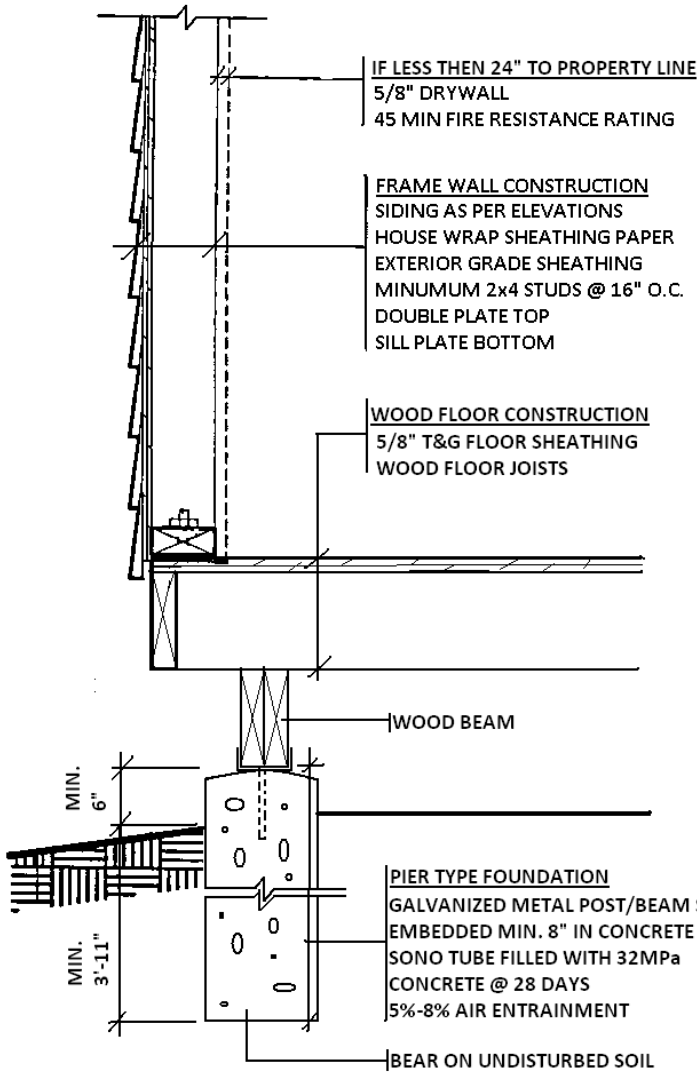


BELOW FROST TYPE FOUNDATION

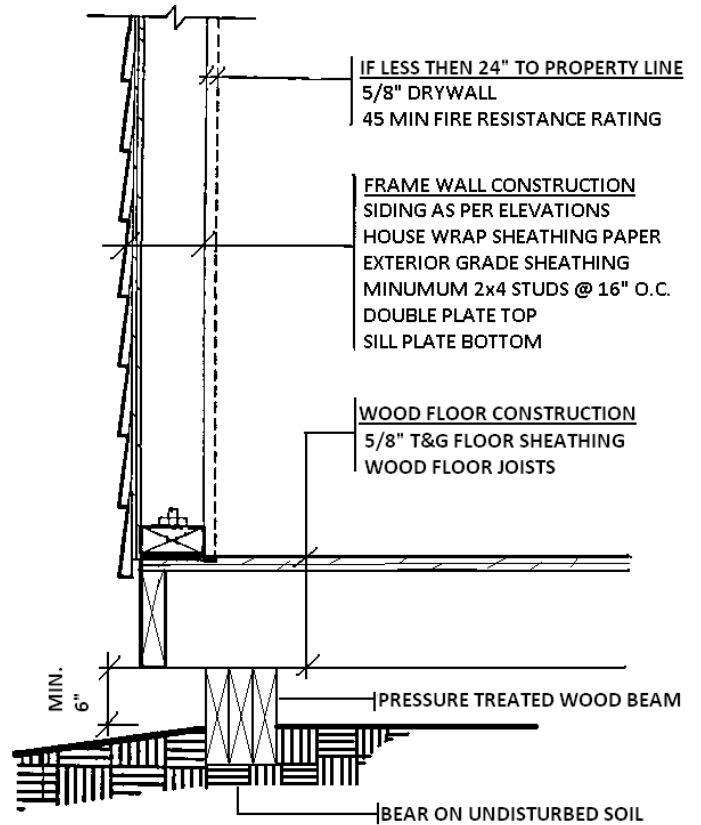


MAXIMUM 55M2, ONE STOREY WOOD FRAME

CONCRETE PAD TYPE FOUNDATION



PIER TYPE FOUNDATION



MUD SILL TYPE FOUNDATION

NOTES:

- 1) MUD SILL FOUNDATIONS REQUIRE EARTH ANCHORAGE.
- 2) MAXIMUM 55M2, ONE STOREY WOOD FRAME ONLY.

JOIST SPAN	PIER SIZE (Diameter at base)				BEAM SIZE				JOIST SIZE
	PIER SPACING				PIER SPACING				
	4'	6'	8'	10'	4'	6'	8'	10'	
6'	14"Ø	18"Ø	20"Ø	22"Ø	2-2x6	2-2x6	2-2x8	2-2x10	2x6
8'	16"Ø	20"Ø	22"Ø	24"Ø	2-2x6	2-2x8	2-2x10	2-2x12	2x6
10'	18"Ø	22"Ø	24"Ø	28"Ø	2-2x6	2-2x8	2-2x10	2-2x12	2x8
12'	20"Ø	24"Ø	28"Ø	30"Ø	2-2x6	2-2x8	2-2x10	2-2x12	2x10

Note: Soil bearing capacity to be considered as 2090 PSF (100kPa) unless otherwise determined by a Building Inspector.