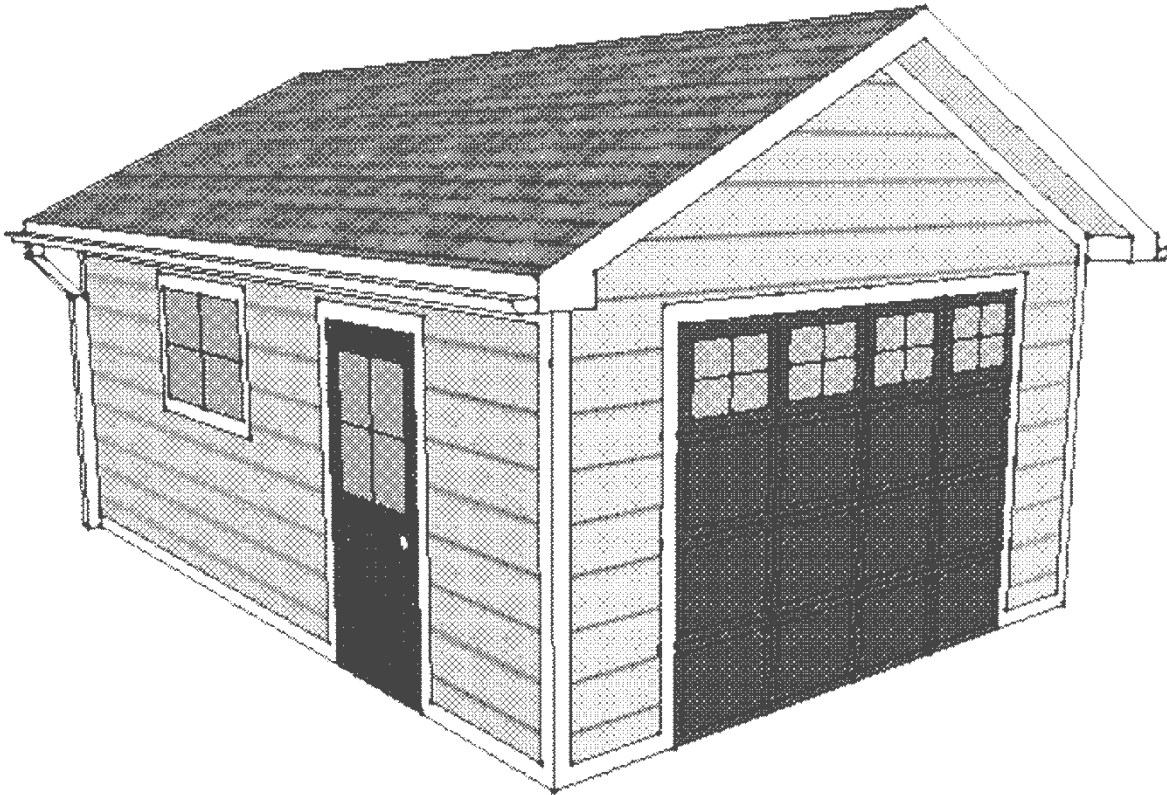




Development Services Department
Building Permit & Inspection Services

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 10 square meters (107 square feet), 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 60 square metres of ground floor area

Setbacks: In most cases, the minimum required setback is 2 feet

Building Height: In most cases, the maximum height to the roof peak from grade is 14 feet 9 inches

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
- The lot may be subject to an approval from the Central Lake Ontario Conservation Authority (CLOCA)
- 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 responsibility of the owner/contractor to call the utility companies to locate any underground utility lines within the construction zone to avoid damaging them during construction.

Ontario One Call 1-800-400-2255

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. It is the responsibility of the owner(s) to provide accurate site information for building permit applications including dimensions, lot area and locations of property lines, easements, right of ways, etc.

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 feet of a property line.

4. Building Section

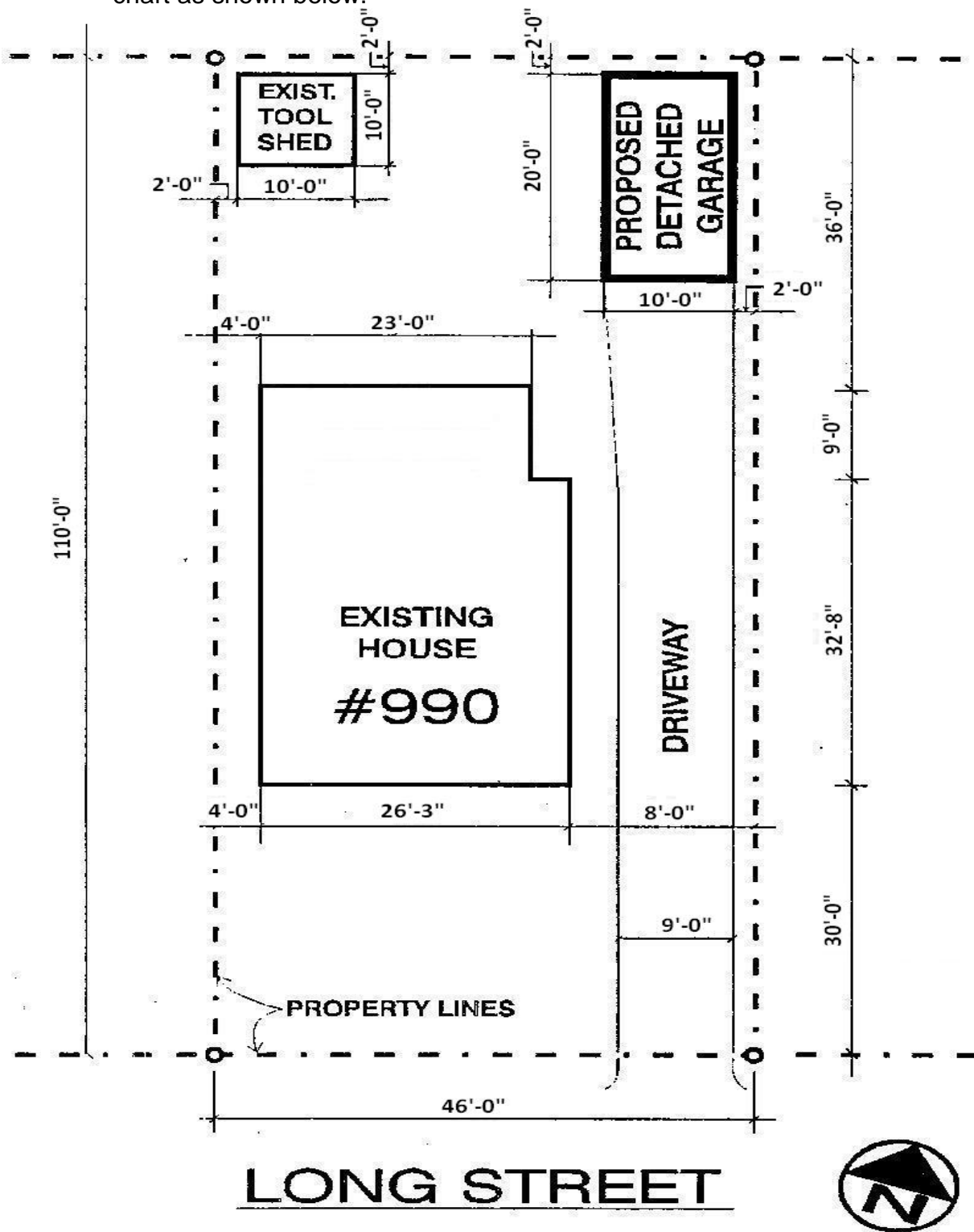
Refer to the 'Building Section' on page 7. Create your own or modify the sample to show framing details and building height. If a truss system is used, please note: "Trusses as per attached" on the 'Building Section' and attach the engineered stamped truss drawings to your application.

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 square feet and are not designed to support the weight of motorized vehicles.

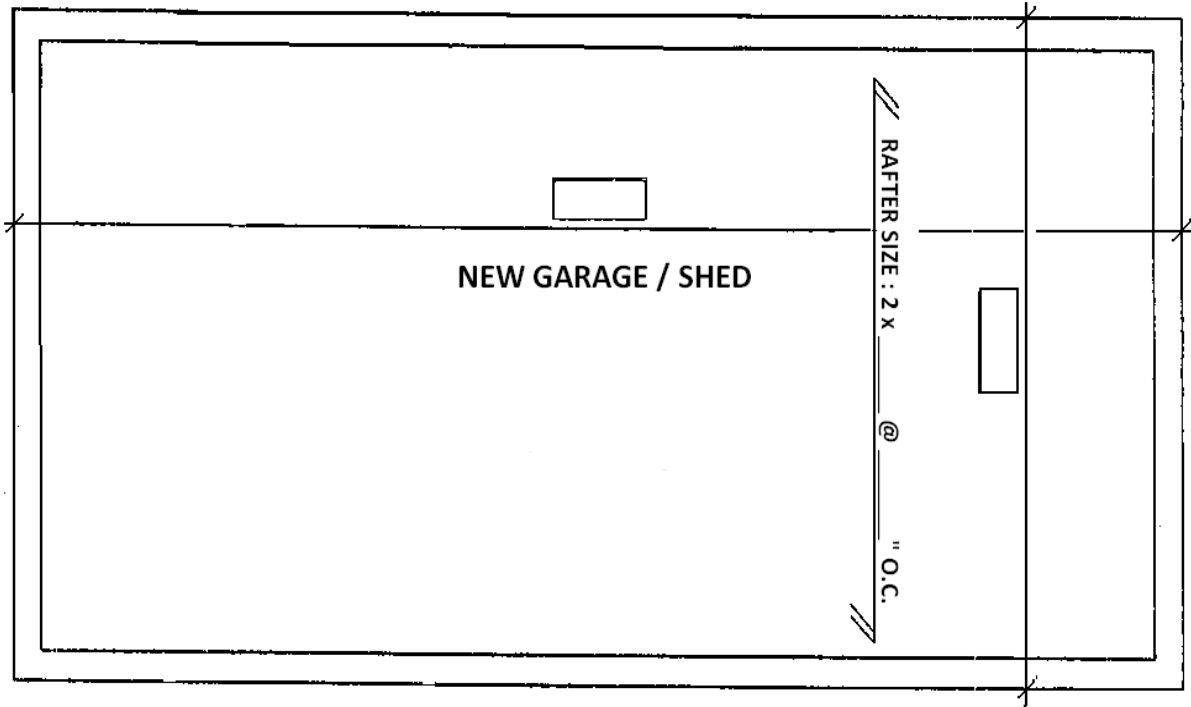
Note: Please provide your own shed or garage plans if your shed or garage is different from what is shown in this package (use the same concept and provide the same information). You will also need to provide your own details if the proposed construction methods differ from those provided. Please note, 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 Features	Area (square feet / metres)
Footprint of house:	
Footprint of existing accessory buildings:	
Footprint of proposed shed/garage:	

2. Floor Plan – Draw in building features, length and width of the proposed shed/garage and rafter sizes on floor plan below. Refer to Table 2 for rafter sizes.



Note: Electrical Light Required By Ontario Building Code

Table 1: Provide Building Features (enter width and header size)

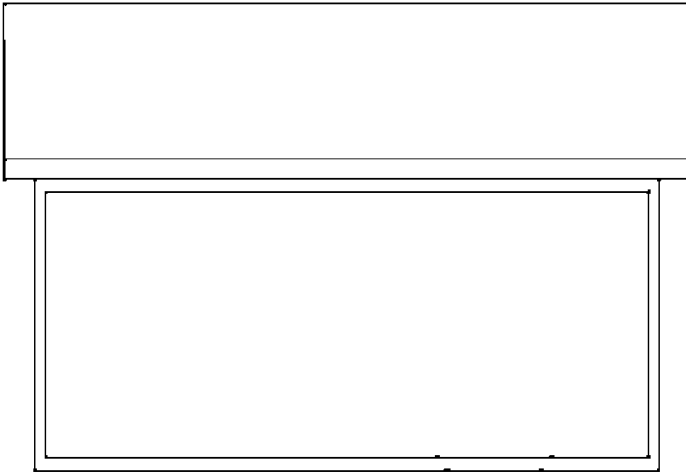
Man Door	Window	Garage Door
Door Width: _____ Header Size: _____	Window Width: _____ Header Size: _____	Door Width: _____ Header Size: _____

Size of Opening	Minimum Required Header Size
4 ft. opening	2 – 2 in. x 6 in.
6 ft. opening	2 – 2 in. x 8 in.
8 ft. opening	2 – 2 in. x 10 in.
10 ft. opening	2 – 2 in. x 12 in.

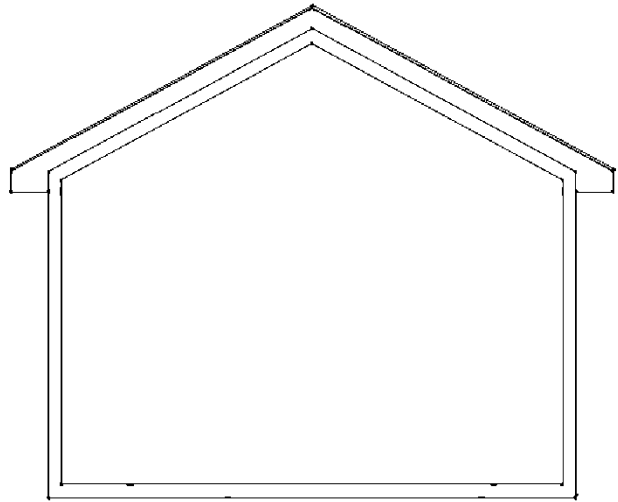
Table 2: Rafter Sizing (maximum clear rafter span)

Rafter Size	12 in. on center	16 in. on center	24 in. on center
2 in. x 4 in.	8 ft. 11 in.	8 ft. 0 in.	7 ft. 0 in.
2 in. x 6 in.	14 ft. 0 in.	12 ft. 9 in.	11 ft. 2 in.
2 in. x 8 in.	18 ft. 5 in.	16 ft. 9 in.	14 ft. 5 in.
2 in. x 10 in.	23 ft. 6 in.	21 ft. 4 in.	17 ft. 8 in.

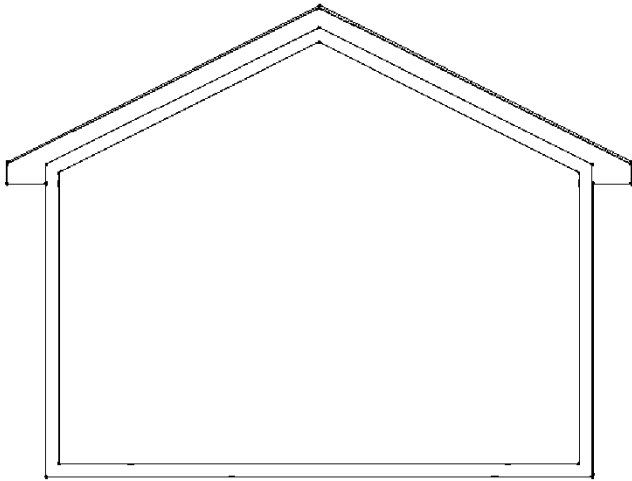
3. Elevations – Draw in the building features and indicate the facing direction using the elevations and title blocks below.



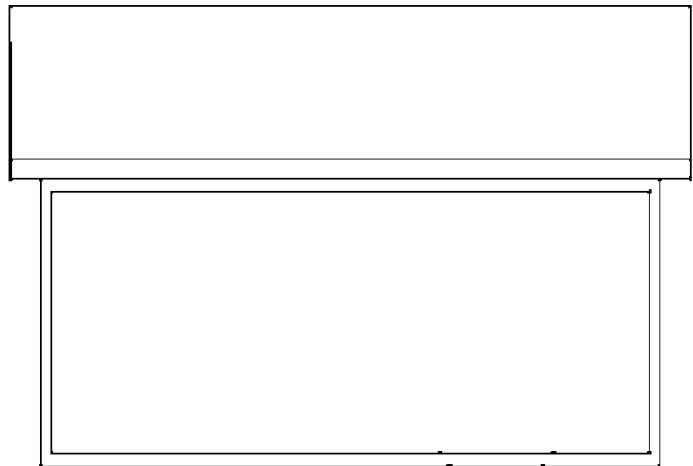
Elevation _____



Elevation _____



Elevation _____

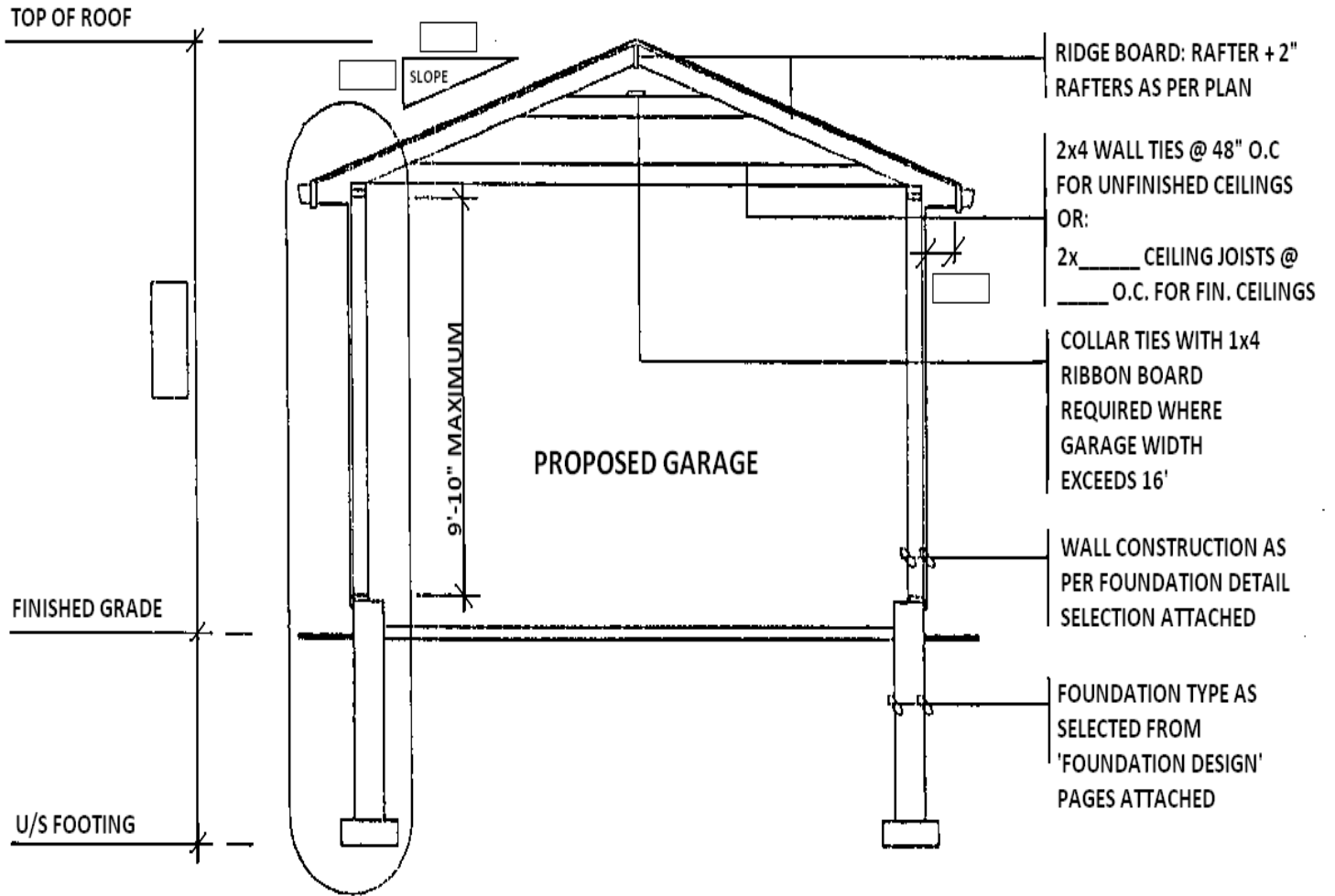


Elevation _____

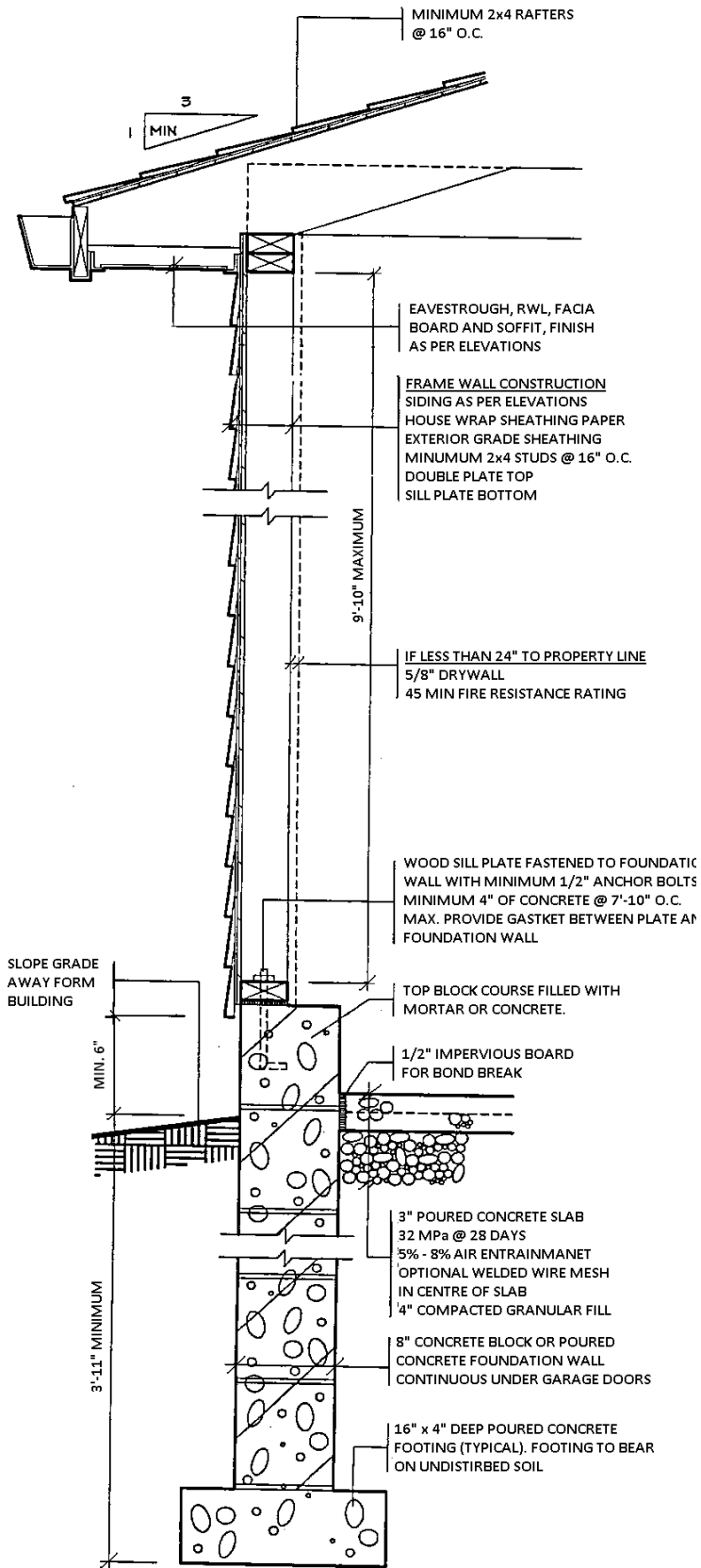
Table 3: Sample Building Features

Man Door	Window	Garage Door

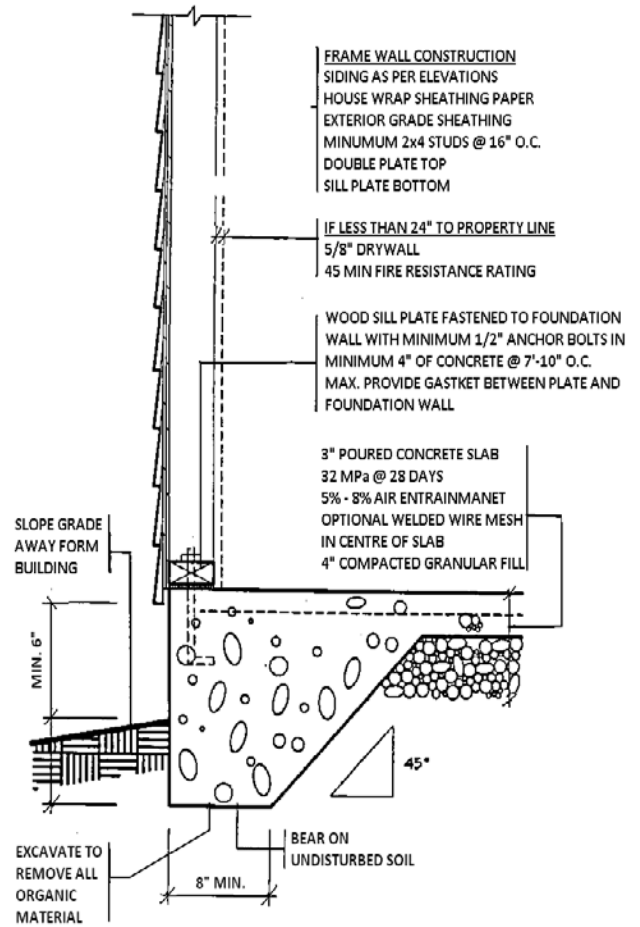
4. Building Section – Indicate overall building height, soffit overhang, roof framing and roof slope on drawing below.



5. Foundation Design – Strike out the foundation designs that you will not be using.

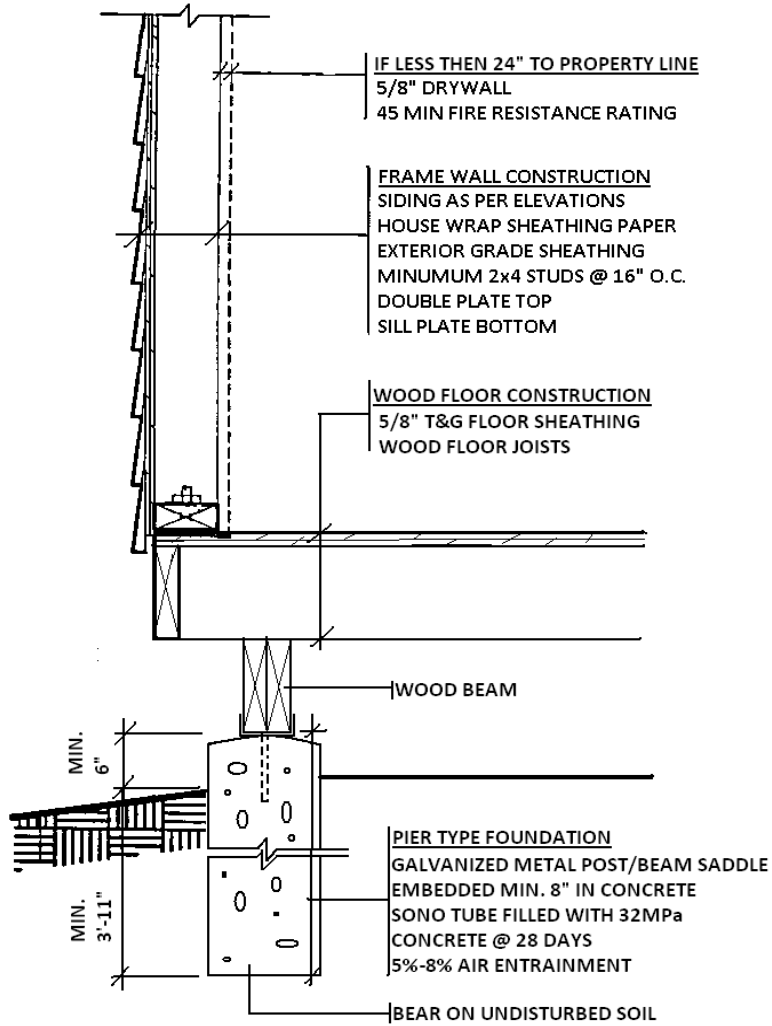


Below Frost Type Foundation

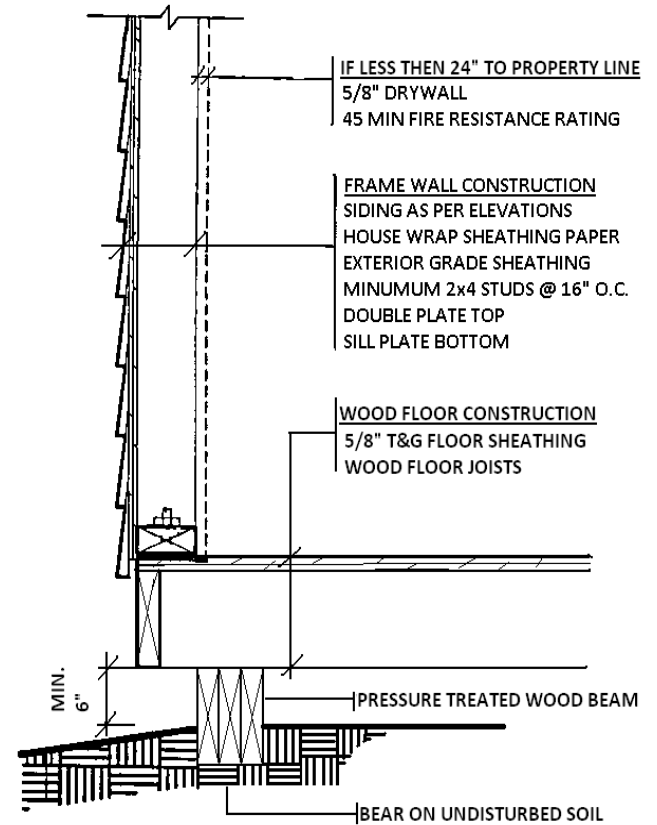


Maximum 55 sq. m., one-storey wood frame only

Concrete Pad Type Foundation



Pier Type Foundation



Mud Sill Type Foundation

Notes:

1. Mud sill foundations require earth anchorage.
2. Maximum 55 sq. m., one-storey wood frame only.

TABLE 4: Wood Floor and Pier Type Foundation Sizing

Pier Size (diameter at base Ø)

Joist Span	4 feet pier spacing	6 feet pier spacing	8 feet pier spacing	10 feet pier spacing	Joist Size
6 feet	14 in. Ø	18 in. Ø	20 in. Ø	22 in. Ø	2 x 6
8 feet	16 in. Ø	20 in. Ø	22 in. Ø	24 in. Ø	2 x 6
10 feet	18 in. Ø	22 in. Ø	24 in. Ø	28 in. Ø	2 x 8
12 feet	20 in. Ø	24 in. Ø	28 in. Ø	30 in. Ø	2 x 10

Beam Size

Joist Span	4 feet pier spacing	6 feet pier spacing	8 feet pier spacing	10 feet pier spacing	Joist Size
6 feet	2 – 2 x 6	2 – 2 x 6	2 – 2 x 8	2 – 2 x 10	2 x 6
8 feet	2 – 2 x 6	2 – 2 x 8	2 – 2 x 10	2 – 2 x 12	2 x 6
10 feet	2 – 2 x 6	2 – 2 x 8	2 – 2 x 10	2 – 2 x 12	2 x 8
12 feet	2 – 2 x 6	2 – 2 x 8	2 – 2 x 10	2 – 2 x 12	2 x 10

Note: Soil Bearing Capacity to be considered as 2090 PSF (100 KPa) unless otherwise determined by a Building Inspector.