

Required Building Permit Plans for House Additions and Carports, Attached or Detached Garages and Other Accessory Buildings

Permit Plans

1. Two (2) copies of current Plan of Survey of the subject property, certified by a registered Ontario Land Surveyor.
2. Four (4) copies of site plans (prepared in conformity with the example shown on the reverse of this sheet) and containing the following information:
 - a) Title block (please refer to item #4)
 - b) Site data (lot area, existing and proposed lot coverage)
 - c) Location and length of street lines and other property lines
 - d) Location dimensions and purpose of all easements (if any)
 - e) Locations dimension and use of existing and proposed buildings
 - f) Building setbacks to all property lines
 - g) Location and dimensions of all projecting decks, steps, balconies, upper stories, eaves, etc.
 - h) Location of all buildings or structures to be removed
 - i) Location of rainwater leaders
 - j) Location, dimensions of driveways and parking spaces
3. Two (2) copies of floor plans, sections, elevations and detail drawings containing the following information for house additions:
 - a) Title block (please refer to item #4)
 - b) Proposed use, dimensions and clear height of each room and space
 - c) Location and size of doors and windows
 - d) Width of stairs and dimensions of landings and balconies
 - e) Dimensions of rise, run, tread and nosing of stairs
 - f) Location and height of handrails and guards
 - g) Type/species and projections of wall and column footings
 - h) Dimensions and projections of wall and column footings
 - i) Type, thickness and reinforcement of foundation walls
 - j) Maximum height of ground adjacent to foundation walls
 - k) Details of stepped footings
 - l) Dampproofing / waterproofing details
 - m) Foundation drains details
 - n) Concrete floor slab details
 - o) Size, spacing location, span/height, bracing, connections, bearing and fire stopping of floor joists, ceiling joists, rafters, lintels, beams, trusses and stud walls
 - p) Material, type and thickness of wall and roof sheathing and sub flooring
 - q) Masonry and masonry veneer details
 - r) Location, material, thickness and R (RSI) value of insulation, vapor barriers
 - s) Slope of roof and description of roofing and flashing
 - t) Interior and exterior (siding) finishes
 - u) Ventilation System
 - v) Location and type of plumbing fixtures
 - w) Details of chimneys and fireplaces
 - x) Access to roof spaces and crawl spaces
 - y) Heating System
 - z) Electrical Facilities e.g. lighting, switches, smoke alarms, etc.
4. Title block (on each drawing) must contain the following:
 - Project title or proposed use of building
 - Owner's name
 - Municipal address of the proposed project
 - Subject of drawing (e.g. site plan, first floor plan, etc.)
 - Scale of drawing, north arrow
5. In addition to the foregoing items, other information may be required to enable the Chief Building Official to determine whether the proposed work conforms to the Ontario Building Code.
6. Standard design for attached/detached garages and carports, sundecks, etc. are available on request.

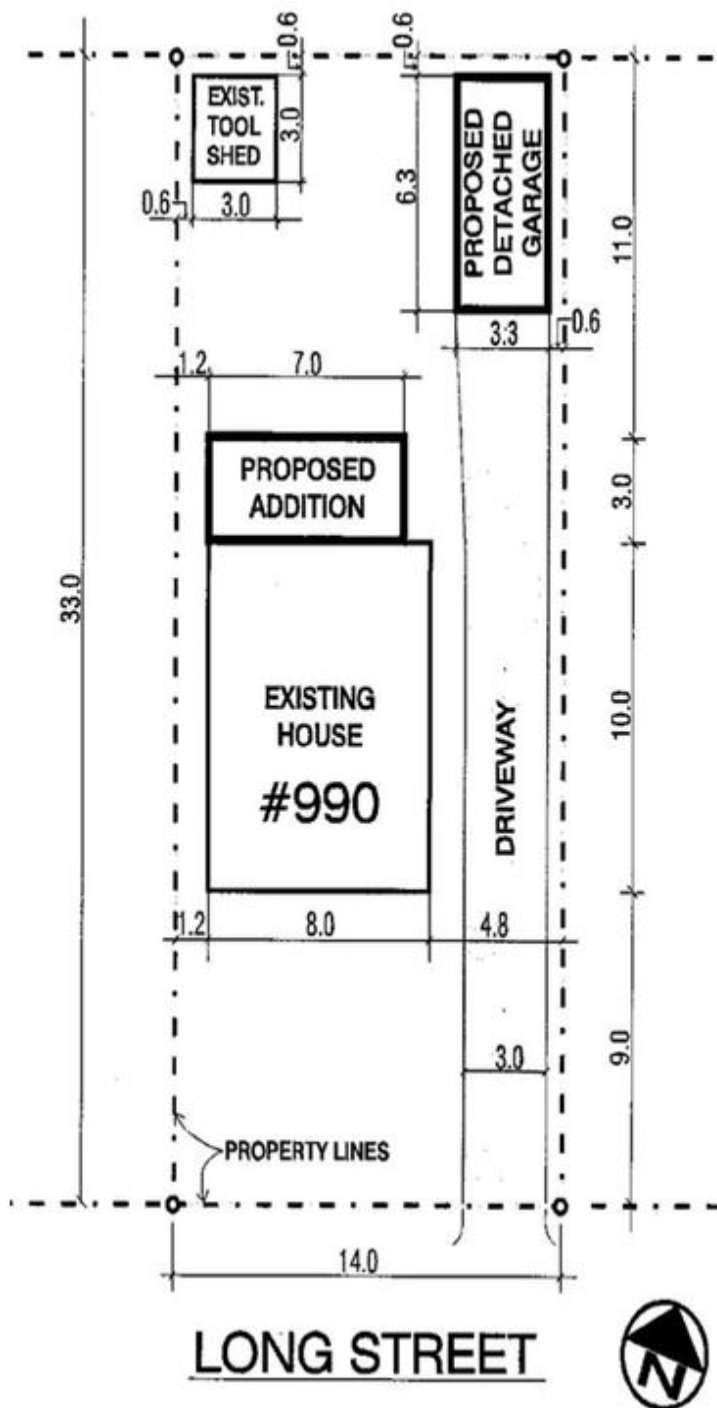
7. When a second storey addition is proposed, it must be evident from submitted plans that the existing structure and foundations are adequate to support additional loads. Otherwise, a professional engineer must carry out an assessment of existing structure.
8. Any person who possesses a good working knowledge of construction methods, the Ontario Building Code and good drafting practice, may prepare plans for house additions, unless a professional design is specifically required by the Ontario Building Code for certain structures or special work.

Other Information

Please refer to **Basic Building Permit Requirements** for information regarding application forms, permit fees, permit review process, other required fees and deposits, required approvals by other agencies, etc.

Certain types of construction or renovations that involve excavations may require approval from the City of Oshawa's Engineering Services in conjunction with Site Alteration By-law No. 85-2006.

Site Plan (example only for regular interior lot)



Coverage Calculations	
Lot Area: 14.0 x 33.0 =	462.0 m ²
Existing house: 8.0 x 10.0 (ground floor area of main building only)	80.0 m ²
Accessory Buildings Only:	
Maximum permitted size shall not exceed the most restrictive of: calculate a) and b) below	
a) 8% of lot area	36.96 m ²
b) 50% of main building area	40.0 m ²
c) 60 m ²	60 m ²
Existing tool shed 3.0 x 3.0 =	9.0 m ²
Proposed garage 3.3 x 6.3 =	20.8 m ²
Total area of all accessory buildings	29.8 m² (<a, b & c)
All Buildings:	
Accessory buildings (as above)	29.8 m ²
Existing house 8.0 x 10.0 =	80.0 m ²
Proposed rear addition 3.0 x 7.0 =	21.0 m ²
Total area of all buildings on lot	130.8 m²
Total Coverage: $\frac{130.8}{462} \times 100 = 28.3\%$	
(Maximum lot coverage permitted = 40%)	
Project Information:	
Proposed rear addition and garage	
Owner: Mr. & Mrs.	
Designer: Ron Drafting (BCIN#	
Address: 990 Long Street, Oshawa	
Scale: 1:250 (all dimensions in metres)	
Zoning: R1-B	