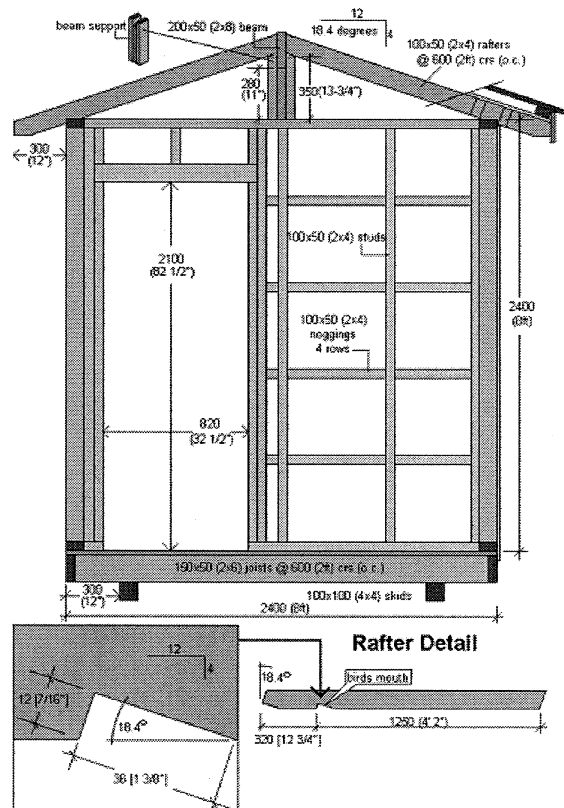


St. Thomas Accessory Structure Guide

Constructing A Shed/Garage This Summer?

Let Us Help



When Does An Accessory Structure Need A Building Permit?

If your proposed shed or accessory structure (ie. Garage, Pool House) is greater than 10m² (108ft²) in area; it will require a building permit. This includes prefabricated buildings that are brought to the site and erected.

A Building Permit is not required for an accessory building less than 10m² (108ft²), however easement and zoning requirements still apply and you should confirm the minimum location restrictions with us before proceeding Call: (519) 631-9587



St. Thomas Accessory Structure Guide

Accessory Structure Permit Application Checklist

1. Complete the permit application form.
2. Prepare 2 copies of drawings to be submitted Building Division
 - a. Drawing to include
 - i. Site Plan (showing distance to property line)
 - ii. Floor Plan
 - iii. Cross Section
3. Easement Clearance Form
4. Submit the application , drawings and St. Thomas Energy Clearance Form to Building Services (City Hall) and you will be notified when your permit is ready for pick up

Remember To Wait For Your Building Permit

You may not begin construction until your permit has been issued. Once your permit has been issued, construction may begin. Post your permit card where it can be seen and keep the approved plans on site. You must call for inspections at the foundation stage, framing and for the final. Your permit will remain valid for six (6) months from the date of issue.

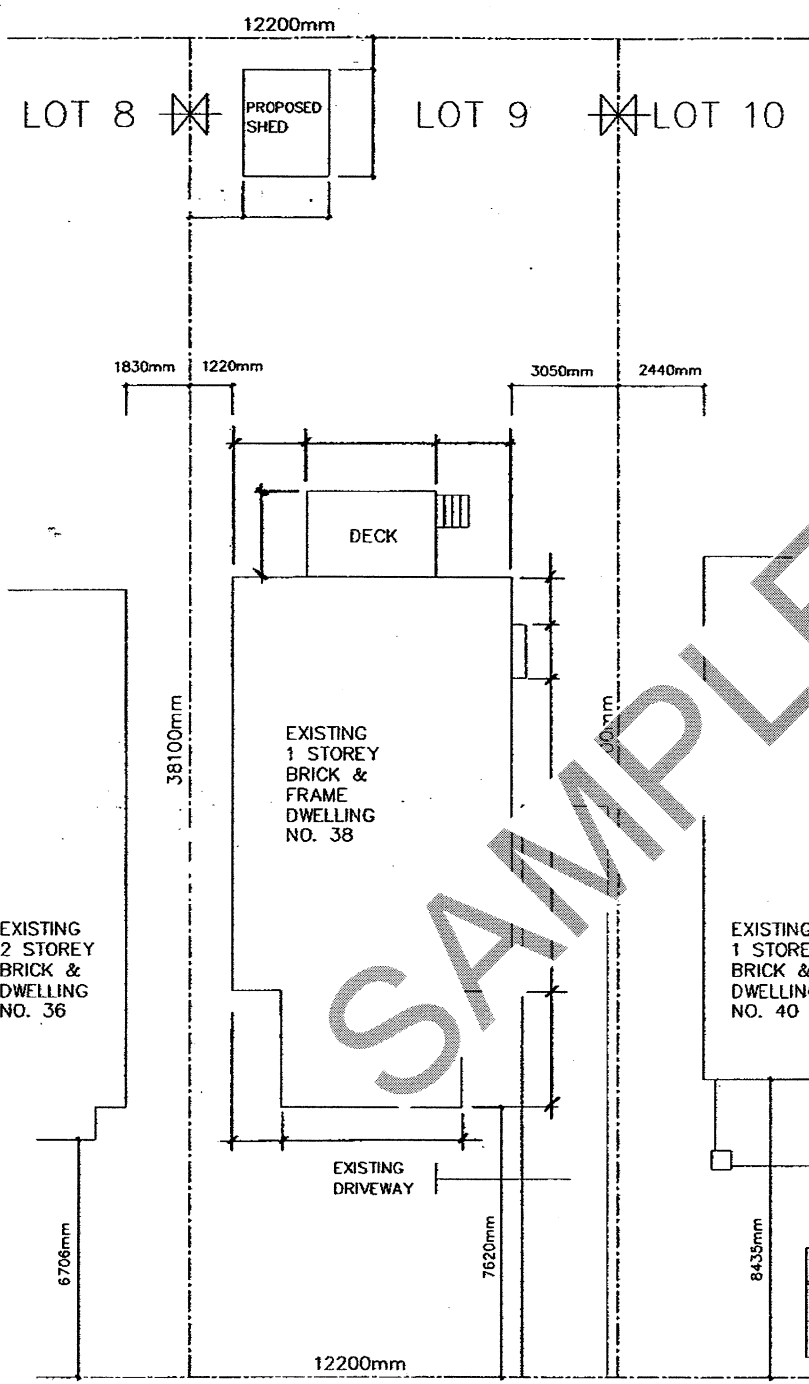
If you need to make changes to the approved work, speak with the inspector to determine if a revision to your permit is required.

Work Safely And Enjoy Your New Shed/Garage



Ontario One Call 1-800-400-2255

CALL BEFORE YOU DIG



SITE PLAN

SCALE 1:200

SKETCH OF SURVEY OF
LOT 9
REG'D PLAN 4220

Following items **MUST** be shown
on all submitted site plans

- Lot dimensions
- Lot Area
- Front Yard Set Back
- Rear Yard Set Back
- Side Yard Set Back
- Label All Buildings
- All Building Dimensions
- Submit all Measurements in Imperial or Metric
- Show any easements
- Overhead Wires
- Is this a corner Lot Yes No

| DESCRIPTION | EXISTING | ADDITION | TOTAL | % |
|------------------|----------|----------|-------|---|
| LOT COVERAGE | | | | |
| GROSS FLOOR AREA | | | | |

SPRING GARDEN DRIVE

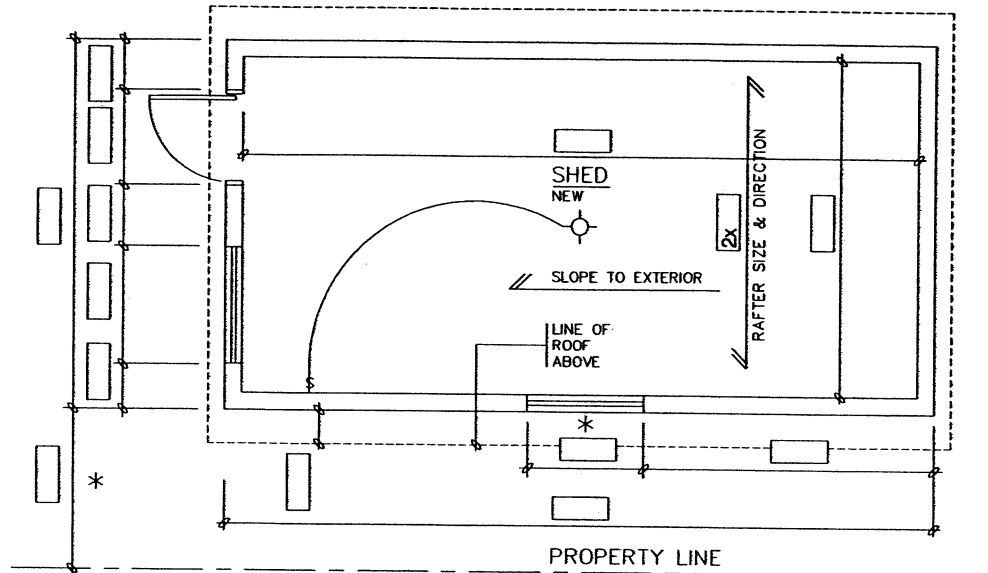


Environmental Services – Building Services

April 2009

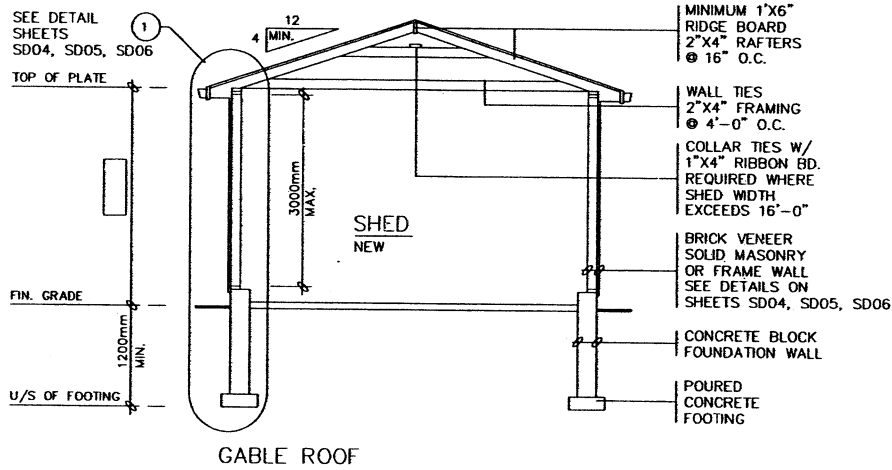
Sample Drawings for Permit Application
Site Plan

SP01

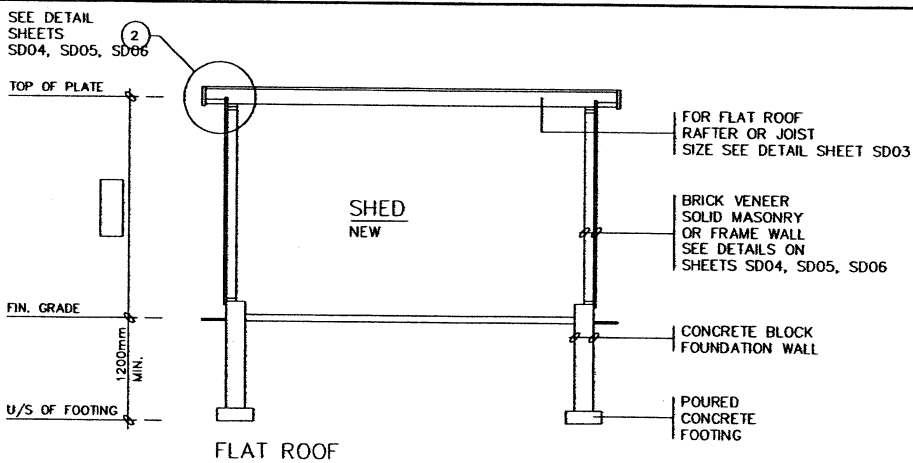


SHED PLAN (PROVIDE DIMENSIONS IN BOXES)

* NO WINDOWS ARE PERMITTED IN WALLS LESS THAN 1200mm FROM PROPERTY LINES



GABLE ROOF



FLAT ROOF

ROOF RAFTERS (FLAT ROOF – WHERE NO CEILING IS INSTALLED)

| MAXIMUM CLEAR SPAN (M) | | | | | | |
|------------------------|--------------------------|------|------|-----------------------|------|------|
| RAFTER SIZE | ROOF SNOW LOAD 1.0kPa | | | ROOF SNOW LOAD 1.5kPa | | |
| | RAFTER SPACING (mm) O.C. | | | | | |
| | 300 | 400 | 600 | 300 | 400 | 600 |
| 38x89 | 3.11 | 2.83 | 2.47 | 2.72 | 2.47 | 2.16 |
| 38x140 | 4.90 | 4.45 | 3.89 | 4.28 | 3.89 | 3.40 |
| 38x184 | 6.44 | 5.85 | 5.11 | 5.62 | 5.11 | 4.41 |
| 38x235 | 8.22 | 7.47 | 6.38 | 7.18 | 6.52 | 5.39 |

ROOF JOISTS (FLAT ROOF – WHERE CEILING IS INSTALLED)

| MAXIMUM CLEAR SPAN (M) | | | | | | |
|------------------------|-------------------------|------|------|-----------------------|------|------|
| JOIST SIZE | ROOF SNOW LOAD 1.0kPa | | | ROOF SNOW LOAD 1.5kPa | | |
| | JOIST SPACING (mm) O.C. | | | | | |
| | 300 | 400 | 600 | 300 | 400 | 600 |
| 38x140 | 3.89 | 3.53 | 3.08 | 3.40 | 3.08 | 2.69 |
| 38x184 | 5.11 | 4.64 | 4.05 | 4.46 | 4.05 | 3.54 |
| 38x235 | 6.52 | 5.93 | 5.18 | 5.70 | 5.18 | 4.52 |
| 38x286 | 7.94 | 7.21 | 6.30 | 6.94 | 6.30 | 5.50 |

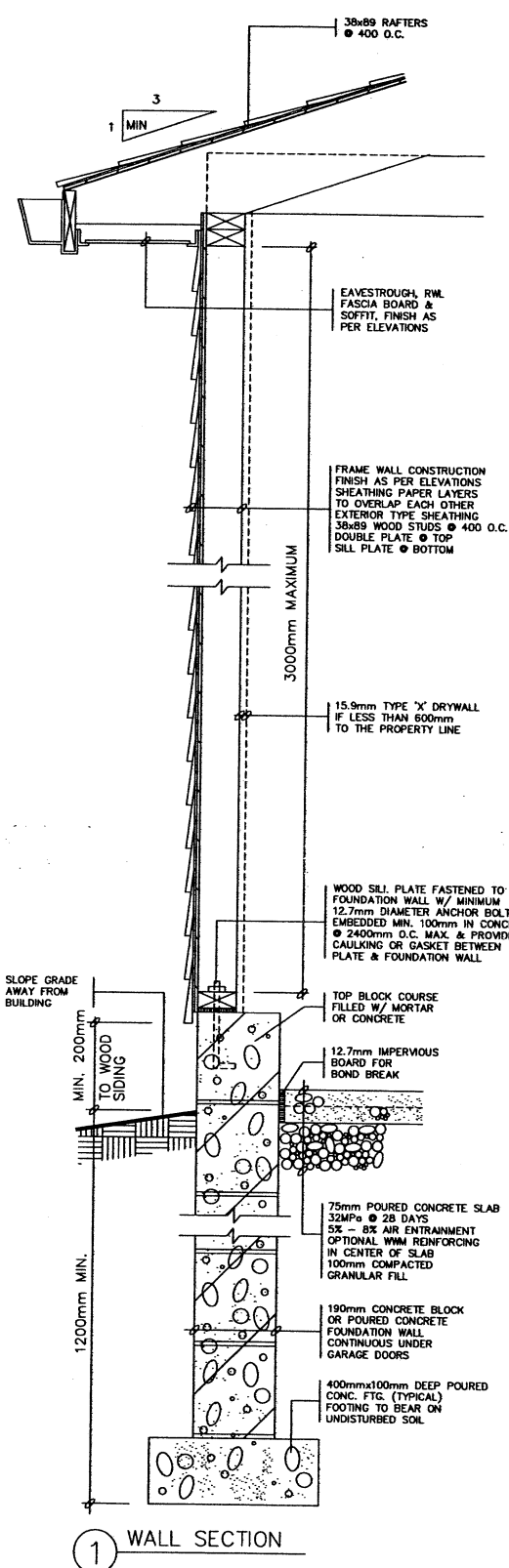
LINTELS

| DOOR WIDTH | LINTELS FOR WOOD FRAMING | | LINTELS FOR BRICK VENEER 90mm | | LINTELS FOR SOLID MASONRY 200mm | |
|--------------|--------------------------|--------------------------------|-------------------------------|---------------------------|---------------------------------|------------------------|
| | NOT SUPPORTING THE ROOF | SUPPORTING THE ROOF | NOT SUPPORTING THE ROOF | SUPPORTING THE ROOF | NOT SUPPORTING THE ROOF | SUPPORTING THE ROOF |
| UP TO 3000mm | 2/38x184 | 2/38x286 | 2/38x184 + ANGLE 125x90x8 | 2/38x286 + ANGLE 125x90x8 | 2 ANGLES 150x100x10 | W150x22 + PLATE 200x10 |
| UP TO 4900mm | 2/38x286 | 4/38x286 OR 2- 45x300 1.9E LVL | W200x27 + PLATE 200x10 | W200x27 + PLATE 200x10 | MUST BE DESIGNED | MUST BE DESIGNED |

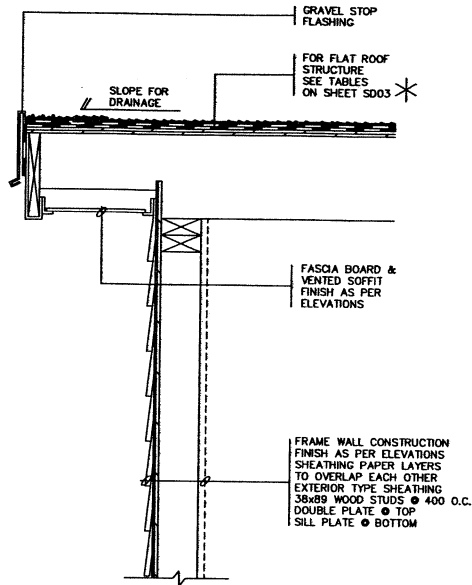
GENERAL NOTES:

1. ALL LUMBER TO BE 1 & 2 SPRUCE OR BETTER
2. ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
3. ROOF LOAD DESIGN 1.0 kpa OR 1.5 kpa
4. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL
5. IF A WALL IS LESS THAN 600mm (24") TO THE PROPERTY LINE PROVIDE 15.9mm (1/2")TYPE X DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED IN WALLS LESS THAN 1200mm (48") FROM THE PROPERTY LINE
6. FOR ONE STOREY WOOD FRAME DETACHED BUILDING LESS THAN 67m² (720ft²) AN ALTERNATE FOOTING MAY BE USED.
7. SLAB SHALL BE 32mpa CONCRETE W/5-8% AIR ENTRAINMENT SLOPED TO DRAIN TO THE OUTSIDE.
8. ROOF SHEATHING SHALL BE MIN. 9.5mm (3/8") PLYWOOD PROVIDE 'H' CLIPS IF RAFTERS OR JOIST SPAN IS GREATER THAN 400mm (16") O.C.
9. PROVIDE A LIGHT FIXTURE IN THE BUILDING.
10. STEEL BEAMS TO BE SUPPORTED BY SOLID MASONRY OR STEEL COLUMN
11. LINTELS AND BEAMS TO BE DESIGNED BY A QUALIFIED PERSON FOR SPANS GREATER THAN 4.9M (16 FT.)
12. MAXIMUM SIZE OF ACCESSORY BUILDING 67M² (720FT²) OR 15% OF LOT SIZE.

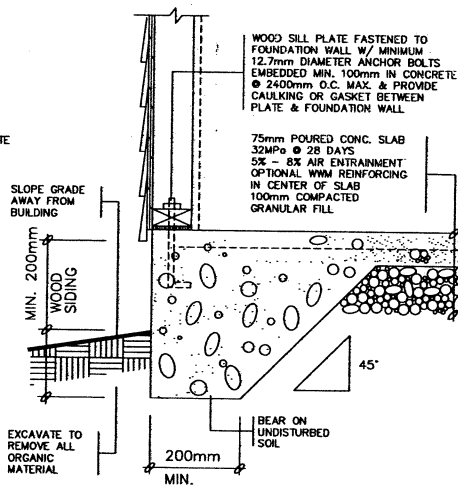




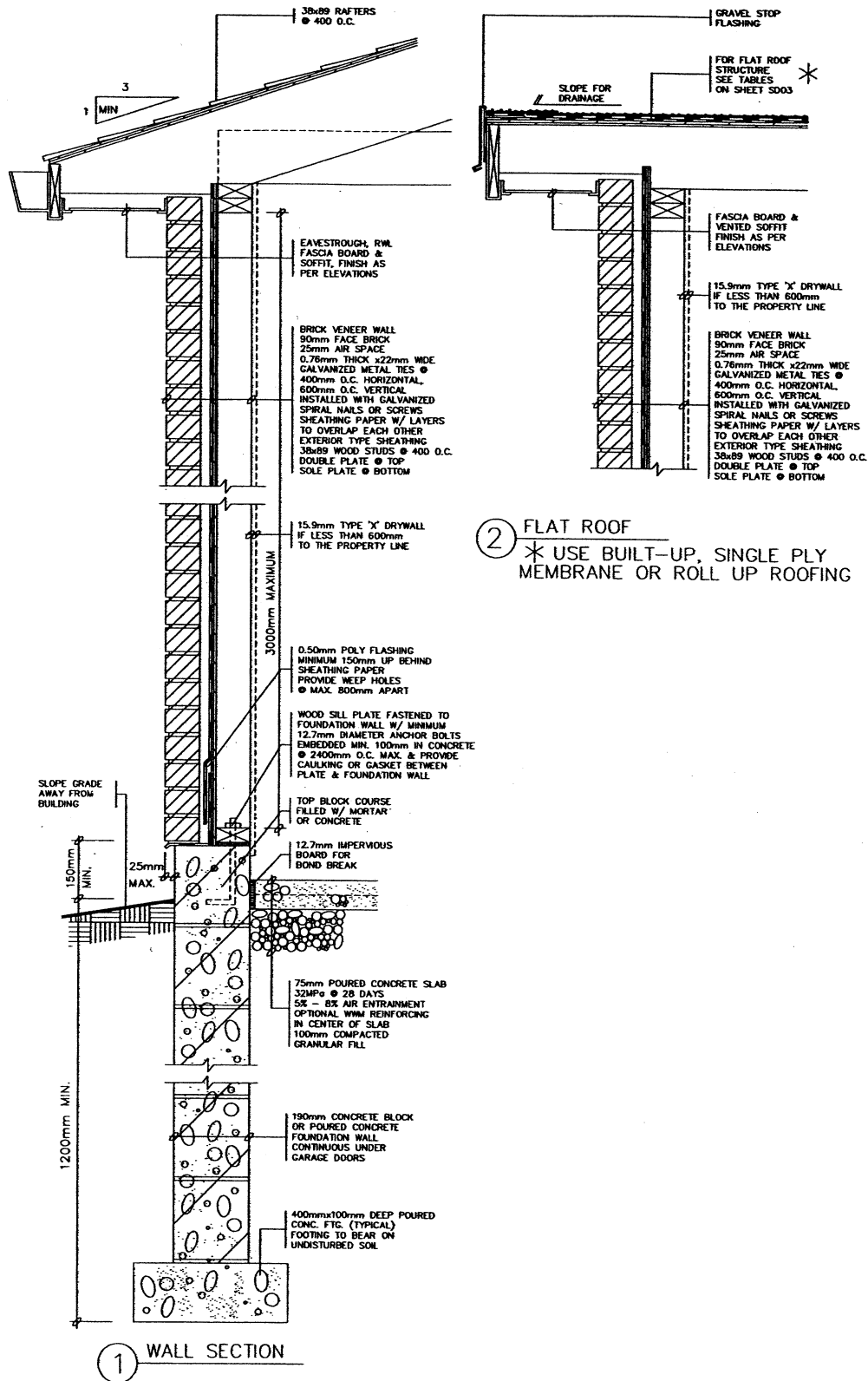
① WALL SECTION

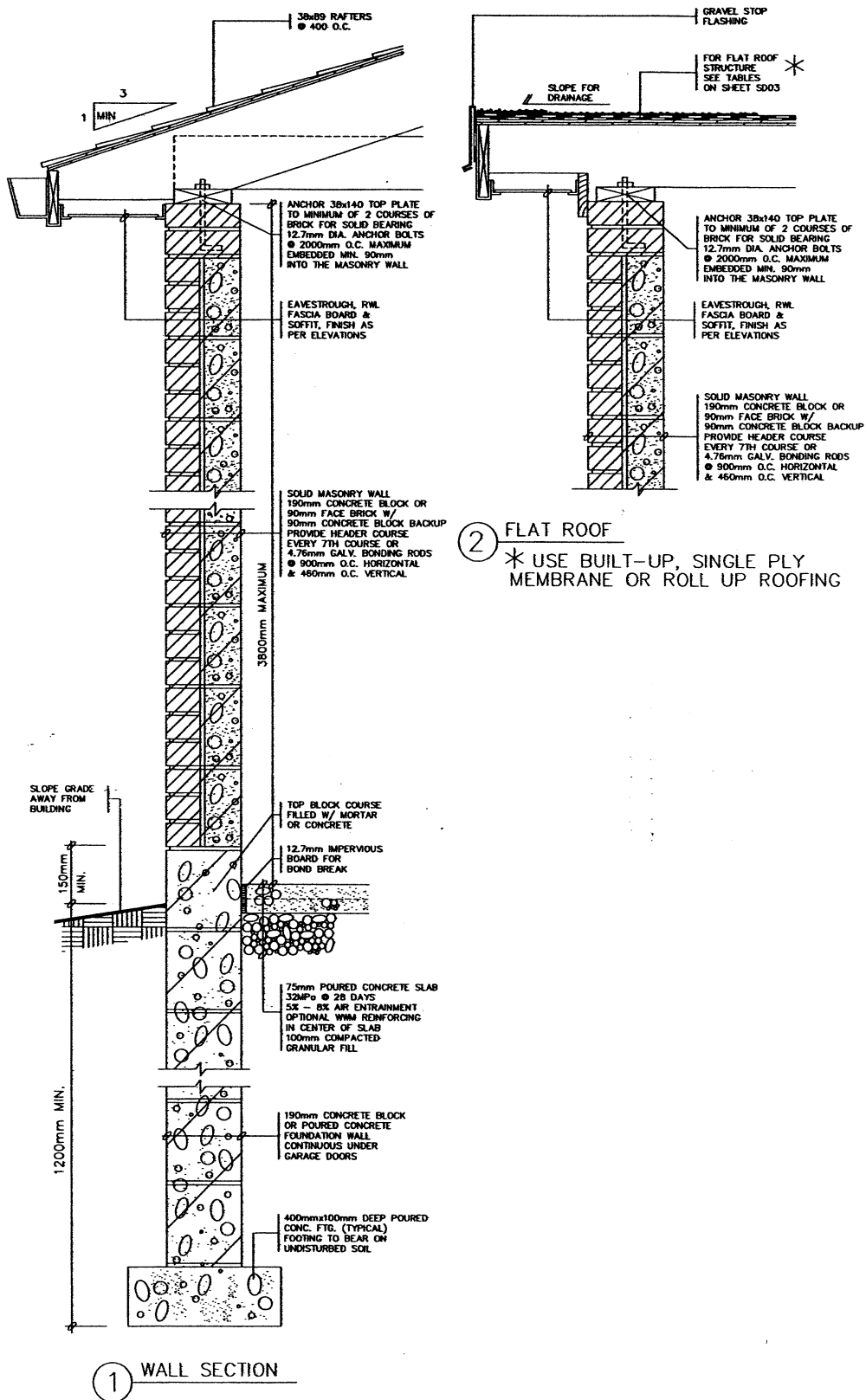


② FLAT ROOF
* USE BUILT-UP, SINGLE PLY MEMBRANE OR ROLL UP ROOFING



③ ALTERNATE FOR SLAB ON GRADE
(Maximum area 720 ft²)





① WALL SECTION

② FLAT ROOF
* USE BUILT-UP, SINGLE PLY MEMBRANE OR ROLL UP ROOFING



Sample Accessory Drawings for Permit Application Solid Masonry Section