



Standard Detached Garage/Shed Design Checklist

Building permit fees may be doubled if construction
has commenced prior to permit issuance

The following MUST be indicated on your drawings or the application may NOT be accepted for processing

Name: _____ Address: _____

Building Area:

_____ ft²

Foundation:

Floor Area up to 55 m² (592 ft²):

PWF (wood) foundation

4" Concrete slab

Floor area from 55m² (592ft)
to 67.7m² (728ft):

4" reinforced conc slab with
12"x16" slab thickener around
perimeter

Floor Area greater than 67.7m² (728 ft²):

Engineered slab (submit engineering)

Foundation Wall with Footings

Note: Drawings must be provided

Wall Framing: **Walls with a height greater than 3.6m require engineering**

2x4 @ 16" o/c

2x4 @ 24" o/c

Note: Max height for exterior 2x4 wall is 9.8ft. (3m)

2x6 @ 16" o/c Max height 3.6m

2x6 @ 24" o/c Max height 3m

Other specify _____

Wall Sheathing: Wall Height _____

3/8" OSB or Plywood

1/2" OSB or Plywood

Other specify _____

Interior Finish:

Unfinished

Insulation, Vapour Barrier & Drywall, Attic access (min 20"x26")

Other specify _____

Roof Materials:

Asphalt Shingles

Metal Roofing

Other specify _____

Roof Sheathing:

7/16" OSB or Plywood

Note: H-Clips and Ridge Blocking Required

1/2" OSB or Plywood

Other specify _____

Roof Construction:

Engineered trusses

Site Built Rafters

Note: Detailed drawings of the rafters must be included

Garage Door Beams: 1.1 kPa snow load

*2-2x10 max span - 18'5"

*2-2x12 max span - 21'5"

Other specify _____

**Engineered Size _____

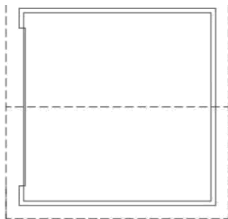
**Spans Based on trusses at 24" o/c and up to 24" overhang
where trusses are parallel to the overhead door*

***Where trusses are spanning perpendicular to overhead door,
the supplier's beam specification sheet must be included*

Door and Window Headers:

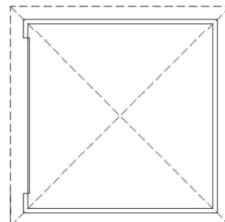
Depth: _____ # of Plys: _____

Type of Roof & Truss Direction:



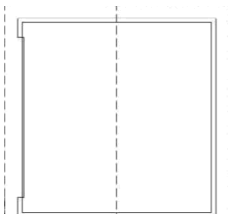
Gable Roof

Trusses Parallel to overhead door
(submit truss suppliers layout)
prior to framing inspection



Hip Roof

(submit truss suppliers layout)
prior to framing inspection



Gable Roof

Trusses Perpendicular to overhead door
(submit truss suppliers layout and the beam
suppliers beam specifications must be submitted
with application) prior to framing inspection

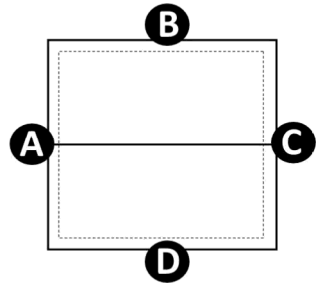
Flat Roof

(submit roof joist suppliers layout)
prior to framing inspection

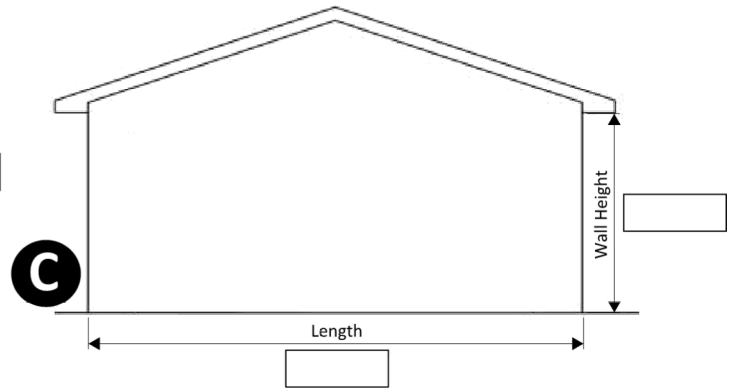
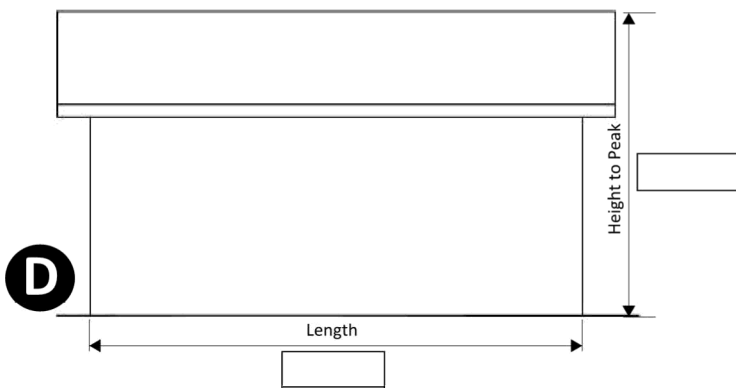
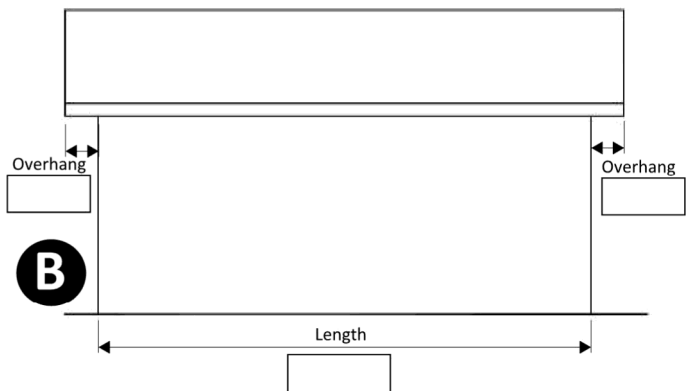
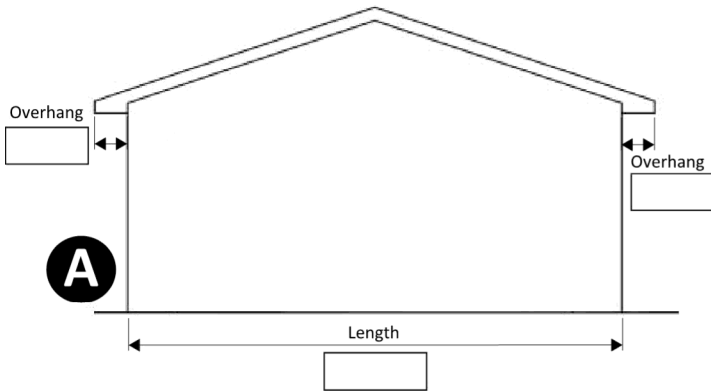
Indicate North on the North
Arrow relative to the site plan
view



Site Plan View



*Draw all door and window locations on the images below.
Indicate all width and length dimensions



Your application must be accompanied with a

- Site Plan indicating proposed garage/shed and setbacks from the property lines indicated.
- Roof Soffits - Non-vented soffits are required where the roof overhang projects within 1.2 meters (4') of the property line.
- Roof soffits - May not project closer than 450mm (18") to the property line
- Walls that are closer than 1.2 meters (4') to the property line are not permitted to have windows, doors or vent openings.
- Walls closer than 600mm (2') must have a minimum 45 minute fire resistance rating applied to the inside face of the garage wall.
- Garage/shed height from ground to peak must not be taller than 5.5M
- Wood elements within 150mm (6") of the ground must be pressure treated or protected by 6mil poly.

Additional Information:

Prior to submitting your application, check your plans against this document to confirm the above information has been provided.

The information on this form is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act and Safety Codes Act and is used solely for purposes relating to the administration of the Building Inspections program.