BUILDING DIVISION

DETACHED GARAGES / SHEDS

Do I need a permit to build a garage/shed?

a permit to build a garage or shed is required if **any** apply

a) The footprint is over 15sqm (161sqft) this includes an overhang porch area
b) Regardless of its size, if it has plumbing, or habitable rooms, or is greater than one storey
c) It is attached to another building or structure

How do I apply for a garage/shed permit?

All applications are applied for online using our online application form. You can submit all required documents online in the within this application form. This is online application process allows for in house tracking and time efficiency for issuing permits.

Building permit application https://portal.laserfiche.ca/j4889/forms/Building-Permit-Application-26

What required documents do I need to submit?

a) Complete online application
b) Submit detailed drawings of he garages/shed; including foundation details, framing details, window and door sizes, height of building, dimensions, attachment details if attaching to a building or structure, roof framing details
c) Site sketch showing the location of the garage/shed on the property, please show dimensions from all property lines. It is up to you to know where your property lines are located. If you are not sure you can hire a land surveyor to legally determine your property lines for you.
d) A site alteration permit or a lot grading plan may be required depending on the location of your garage. It is necessary to ensure the garage will not cause any water run off or drainage issues for yourself or your neighbour. The site alteration permit can be found on the link below https://portal.laserfiche.ca/j4889/forms/Site-Alteration-Grading-Form. A lot grading plan will need to be done by a professional surveyor.

How much will by garage/shed permit cost?

The cost of the permit is $200 for buildings up to 300ft^2 and $0.666/ft^2 for every foot over 300. There is a 25% stabilization reserve charge added to all fees. We accept cash, cheque and debit as methods of payment. This includes the review of drawings, the building permit and building inspections

How long will it take to get a building permit once I apply?

Standard wait times for a completed application is 10 business days. If your application is not complete with all documents at the time of application, we will contact you with documents that are missing.

When do you come and inspect the garage/shed?

Once the building permit is issued to you, details on type of inspections required will be given to you in your building permit package. We require you to call the office 2 days in advance for an inspection.

Important Numbers to know before you begin digging

ON1CALL – Ontario One Call (natural gas, sewer/water lines, hydro) 1-800-400-2255

ERTH Power (hydro) 1-877-850-3128

Eastlink (telephone internet/cable) 1-888-345-1111

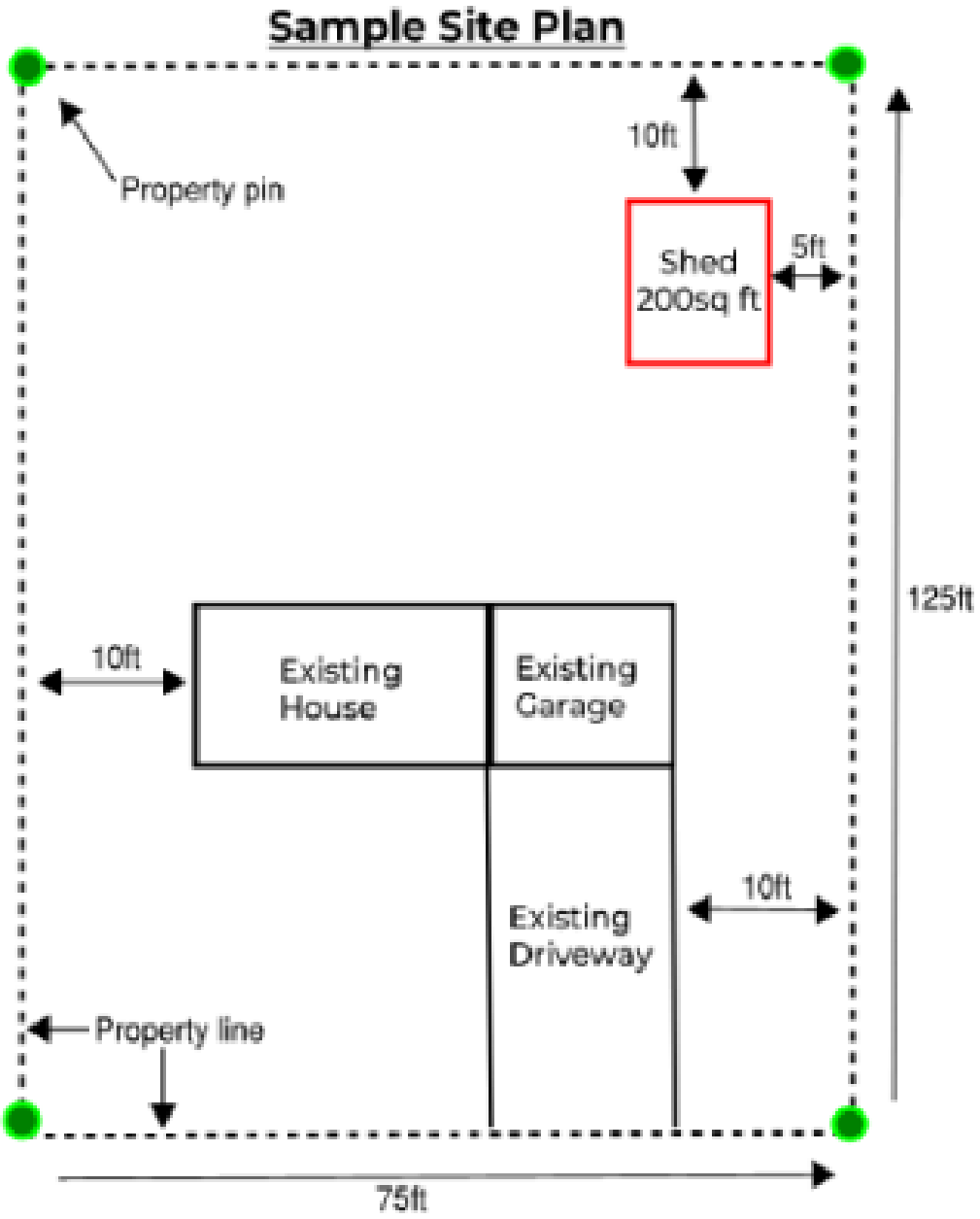
EPCOR (gas) 519-773-5321

Town of Aylmer (water/sewer) 519-773-4949

Where to I do I get assistance with the required documents, like site sketch and garage/shed design?

If you plan to do your own design, there are many designs online. When searching online use examples that refer to the Ontario Building Code. (OBC) For detailed information on how to build a garage/shed to the Ontario Building Code please refer to our guide handout. You can also hire a qualified designer to do your drawings for you; they will need to sign the Schedule 1 Designer form on the online application

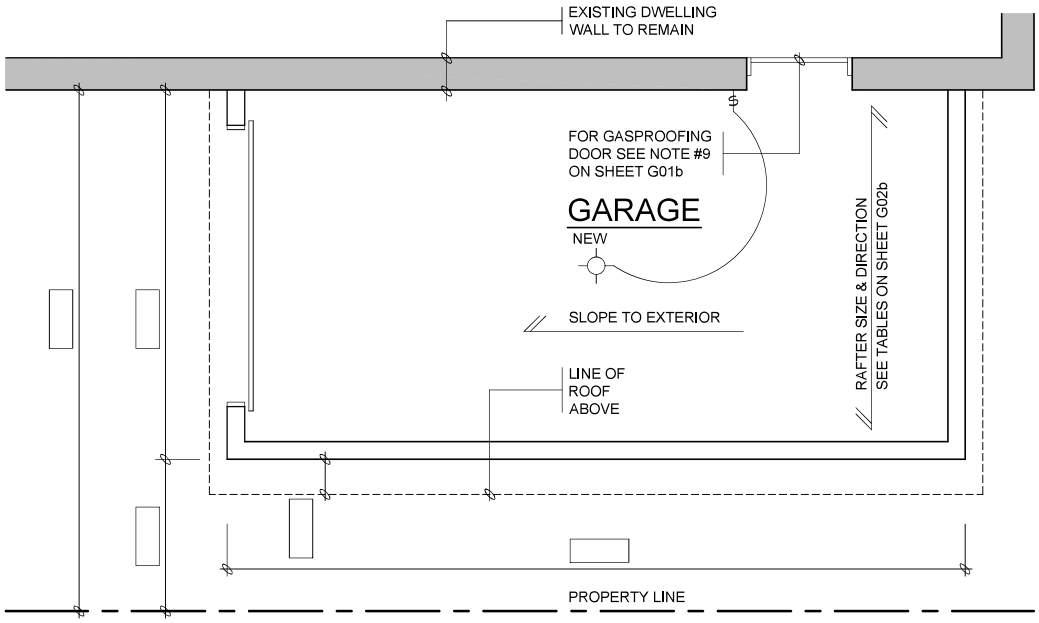
SITE SKETCH EXAMPLE – ACCESSORY GARAGE/SHED



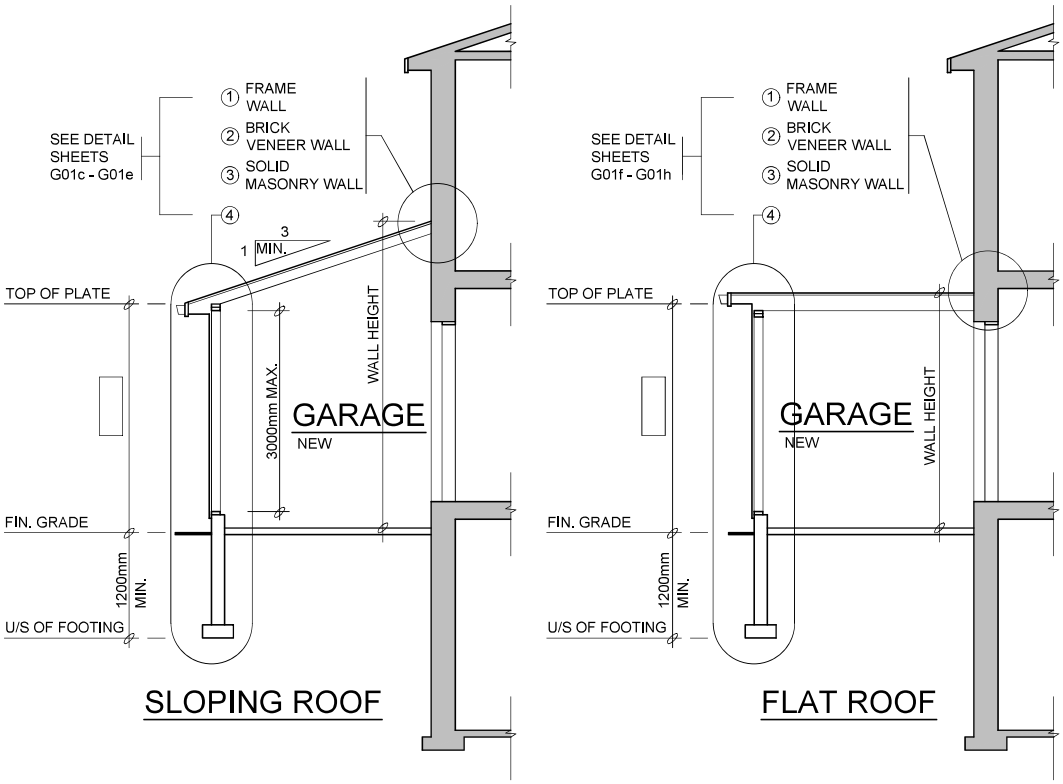
***check with the Town of Aylmer zoning bylaw to ensure your detached garage/shed applies with the zoning regulations of your property

BASIC SITE PLAN EXAMPLE

This sample site sketch should give you an idea of the information which we need to be included. Indicate ALL structures on the site sketch. Show the size and location with dimensions from the property lines. This sample is intended as a guide and NOT TO BE USED FOR YOUR SITE SKETCH



GARAGE PLAN (PROVIDE DIMENSIONS IN BOX)



SECTIONS

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

Note: Under the Building Code Act, the local municipality is the authority having jurisdiction for enforcing the act and its regulations. It is the responsibility of the owner/designer to ensure that all designs submitted for a permit are in accordance with the Building Code Act, Building Code and any other Applicable Law.

ROOF RAFTERS (WHERE NO CEILING IS INSTALLED)

RAFTER SIZE	MAXIMUM CLEAR SPAN (m)					
	ROOF SNOW LOAD 1.0 kPa			ROOF SNOW LOAD 1.5 kPa		
	RAFTER SPACING (mm) O.C.			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 (WHERE CEILING IS INSTALLED)

JOIST SIZE	MAXIMUM CLEAR SPAN (m)					
	ROOF SNOW LOAD 1.0 kPa			ROOF SNOW LOAD 1.5 kPa		
	JOIST SPACING (mm) O.C.			JOIST SPACING (mm) O.C.		
	300	400	600	300	400	600
38x89	2.47	2.24	1.96	2.16	1.96	1.71
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

LINTELS (MAXIMUM 1.5 kPa SNOW LOAD)

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	2/ 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 NO. 1 & 2 SPF OR BETTER
2. ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
3. ALL FOOTING SHALL BEAR ON UNDISTURBED SOIL
4. IF GARAGE WALL IS LESS THAN 1200mm TO THE PROPERTY LINE PROVIDE 15.9mm TYPE 'X' DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED.
5. IF GARAGE WALL IS LESS THAN 1200mm TO THE PROPERTY LINE NON-COMBUSTIBLE CLADDING OR VINYL SIDING W/ GYPSUM SHEATHING IS REQUIRED.
6. GARAGE WALLS ADJOINING DWELLING MUST BE COMPLETELY SEALED TO PREVENT ANY INFILTRATION OF GASES INTO THE DWELLING.
7. CAULK ALL PENETRATIONS SUCH AS HOSE BIB & JOINTS BETWEEN GYPSUM BD. & OTHER SURFACES W/ ACOUSTICAL SEALANT.
8. WHERE ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE, CARRY GYPSUM BOARD UP TO ROOF SHEATHING & SEAL W/ FLEXIBLE CAULKING.
9. DOORS BETWEEN THE GARAGE & DWELLING MUST BE EXTERIOR TYPE, TIGHT FITTING, WEATHERSTRIPPED $ PROVIDED W/ A SELF CLOSING DEVICE & A DEADBOLT LOCK. DOOR MUST NOT OPEN DIRECTLY INTO A BEDROOM.
10. GARAGE SLAB SHALL BE SLOPED TO DRAIN TO THE OUTSIDE. CONCRETE SHALL BE MIN. 32MPa W/ 5% - 8% AIR ENTRAINMENT.
11. ALL ROOF SHEATHING TO BE 9.5mm PLYWOOD OR 11mm OSB, FOR ROOF RAFTERS @ 300mm OR 400mm O.C. USE 'H' CLIPS FOR ROOF RAFTERS @ 600mm O.C.
12. STEPPED FOOTINGS, IF REQUIRED, SHALL HAVE A MAXIMUM RISE OF 600mm & A MINIMUM RUN OF 600mm.
13. PROVIDE A LIGHT FIXTURE IN THE GARAGE.
14. STEEL BEAMS TO BE SUPPORTED BY SOLID MASONRY (190mm BEARING ON MASONRY OR 73mm DIA. STEEL COLUMN).
15. LINTELS AND BEAMS TO BE DESIGNED BY A QUALIFIED PERSON FOR SPANS GREATER THAN 4900mm.

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

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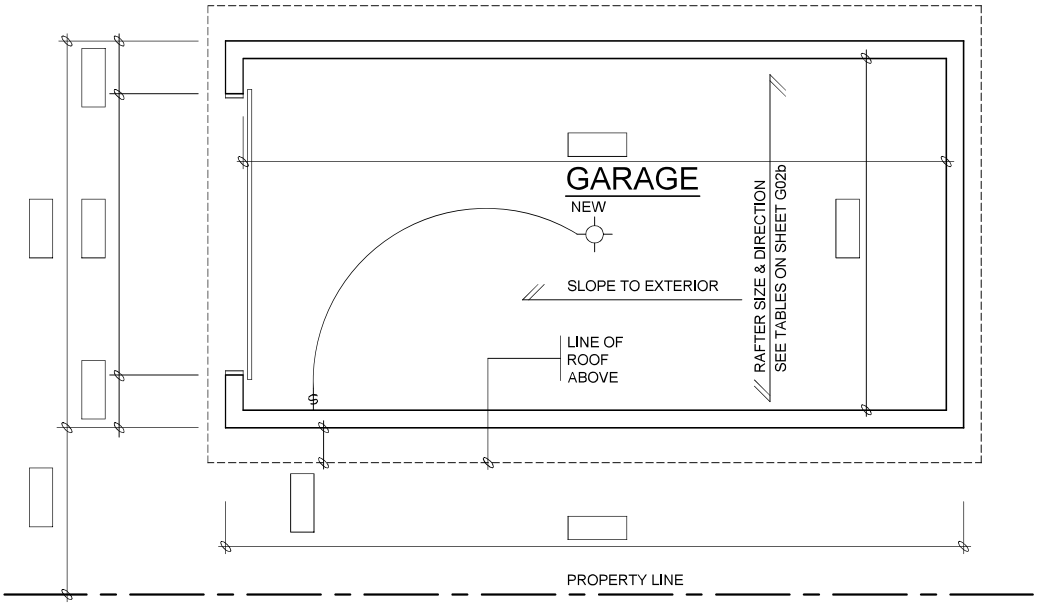
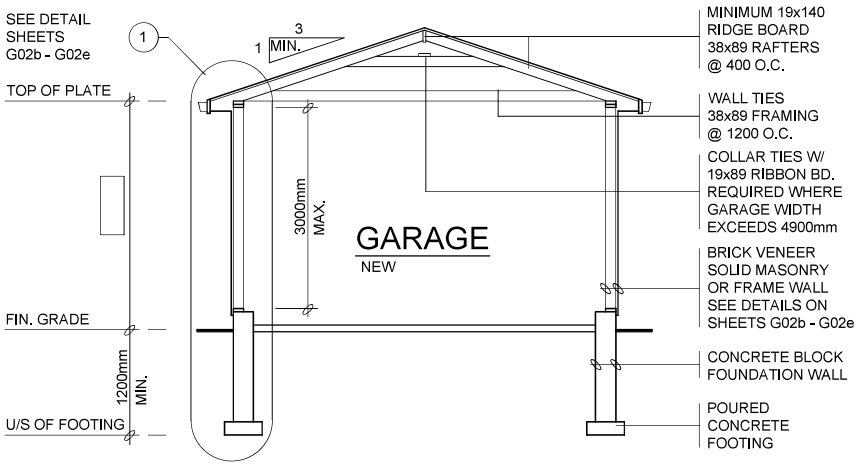
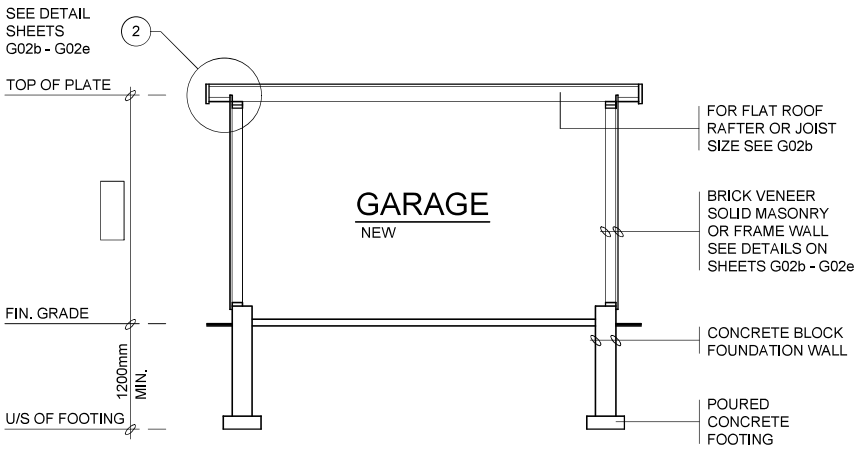


GARAGE PLAN (PROVIDE DIMENSIONS IN BOX)



GABLE ROOF



FLAT ROOF

Energy Efficiency Compliance: SB-12: Zone 1 - Package A2

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ROOF RAFTERS (WHERE NO CEILING IS INSTALLED)

RAFTER SIZE	MAXIMUM CLEAR SPAN (m)					
	ROOF SNOW LOAD 1.0 kPa			ROOF SNOW LOAD 1.5 kPa		
	RAFTER SPACING (mm) O.C.			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
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38x235	8.22	7.47	6.38	7.18	6.52	5.39

ROOF JOISTS (WHERE CEILING IS INSTALLED)

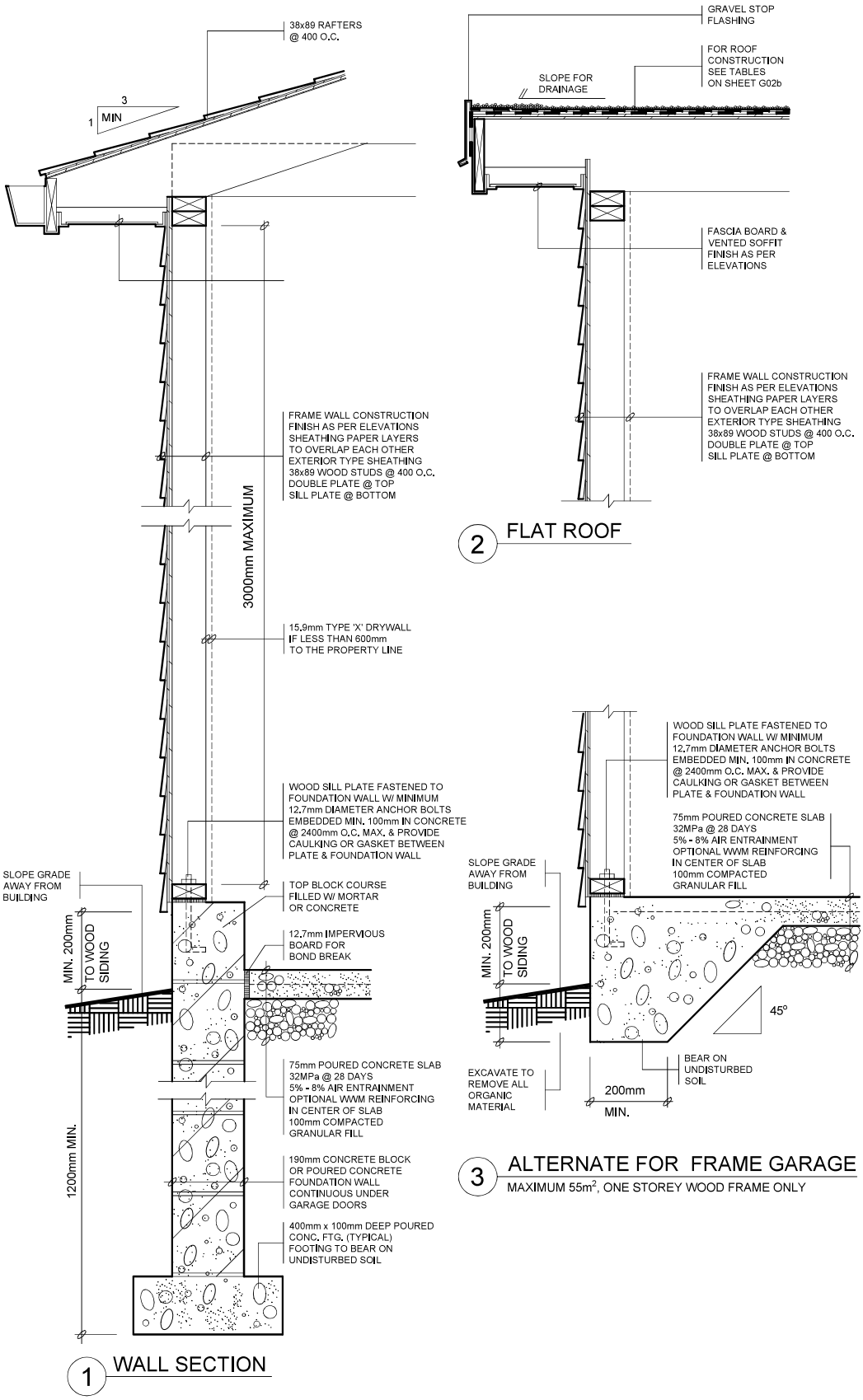
JOIST SIZE	MAXIMUM CLEAR SPAN (m)					
	ROOF SNOW LOAD 1.0 kPa			ROOF SNOW LOAD 1.5 kPa		
	JOIST SPACING (mm) O.C.			JOIST SPACING (mm) O.C.		
	300	400	600	300	400	600
38x140	3.89	3.53	3.08	3.40	3.08	2.69
38x184	5.11	4.64	4.05	4.46	4.05	3.54
38x235	6.52	5.93	5.18	5.70	5.18	4.52
38x286	7.94	7.21	6.30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

LINTELS (MAXIMUM 1.5 kPa SNOW LOAD)

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	2/ 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 NO. 1 & 2 SPF 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 GARAGE WALL IS LESS THAN 1200mm TO THE PROPERTY LINE PROVIDE 15.9mm TYPE 'X' DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED IN GARAGE WALLS LESS THAN 1200mm FROM PROPERTY LINE.
6. FOR ONE STOREY WOOD FRAME DETACHED GARAGES LESS THAN $55m^2$ AN ALTERNATE FOOTING MAY BE USED, SEE DETAIL SHEET G02c.
7. GARAGE SLAB SHALL BE 32MPa CONCRETE W/ 5% - 8% AIR ENTRAINMENT SLOPED TO DRAIN TO THE OUTSIDE.
8. ROOF SHEATHING SHALL BE MIN. 9.5mm PLYWOOD PROVIDE 'H' CLIPS IF RAFTERS OR JOISTS ARE SPACED GRATER THAN 400mm O.C.
9. PROVIDE A LIGHT FIXTURE IN THE GARAGE.
10. STEEL BEAMS TO BE SUPPORTED BY SOLID MASONRY (190mm BEARING ON MASONRY OR 73mm DIA. STEEL COLUMN).
11. LINTELS AND BEAMS TO BE DESIGNED BY A QUALIFIED PERSON FOR SPANS GREATER THAN 4900mm.



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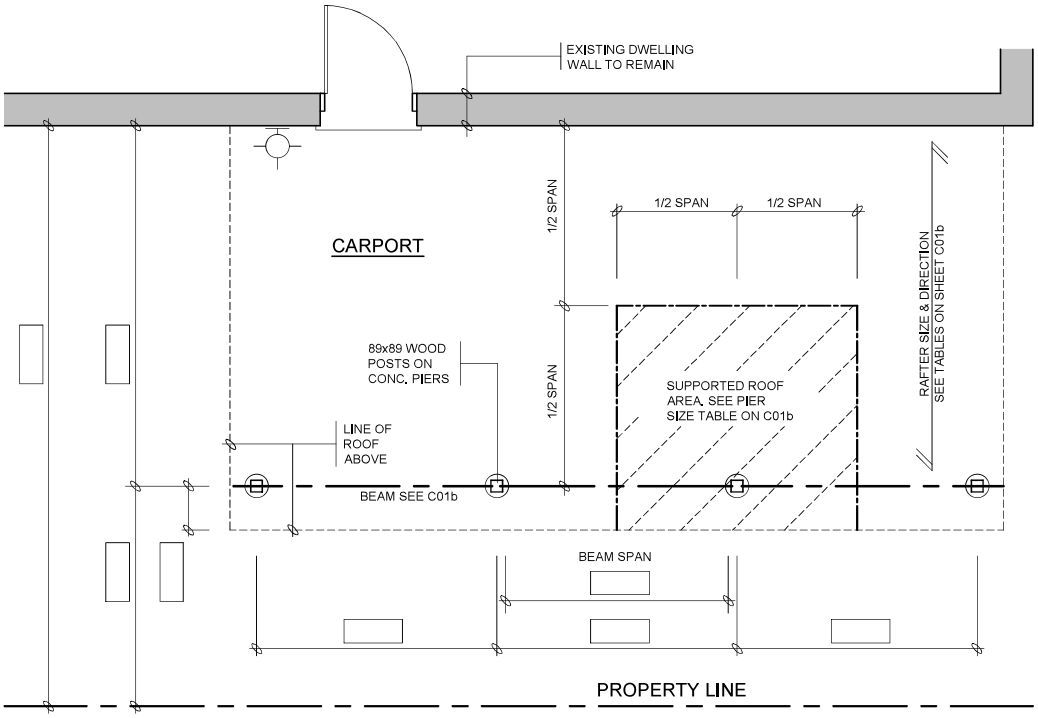
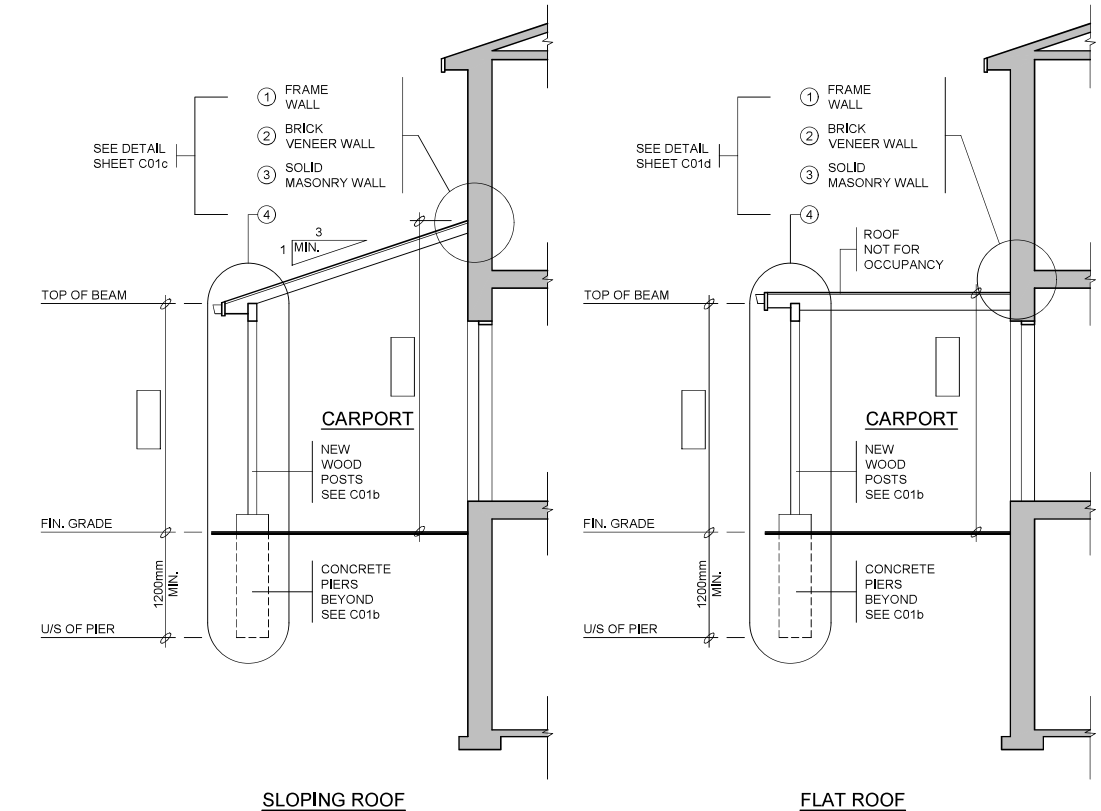


PLAN

CARPORT PLAN (PROVIDE DIMENSIONS IN BOXES)
SEE C01b FOR STRUCTURAL SIZES



SLOPING ROOF

FLAT ROOF

SECTIONS

CARPORT SECTIONS

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

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ROOF RAFTERS (WHERE NO CEILING IS INSTALLED)

MAXIMUM CLEAR SPAN (m)						
RAFTER SIZE	ROOF SNOW LOAD 1.0 kPa			ROOF SNOW LOAD 1.5 kPa		
	RAFTER SPACING (mm) O.C.			RAFTER SPACING (mm) O.C.		
	300	400	600	300	400	600
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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
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ROOF JOISTS (WHERE CEILING IS INSTALLED)

MAXIMUM CLEAR SPAN (m)						
JOIST SIZE	ROOF SNOW LOAD 1.0 kPa			ROOF SNOW LOAD 1.5 kPa		
	JOIST SPACING (mm) O.C.			JOIST SPACING (mm) O.C.		
	300	400	600	300	400	600
38x89	2.47	2.24	1.96	2.16	1.96	1.71
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

ROOFING

ROOF FRAMING (mm) O.C.	ROOF SHEATHING
RAFTERS @ 300	7.5mm PLYWOOD W/ H-CLIPS OR 17mm LUMBER
RAFTERS @ 400	
RAFTERS @ 600	9.5 PLYWOOD W/ H-CLIPS OR 19mm LUMBER

BEAMS

MAXIMUM CLEAR SPAN (m)		MINIMUM BEAM SIZE
ROOF SNOW LOAD		
1.0 kPa	1.5 kPa	
2.35	2.02	2 - 38x184
2.88	2.47	2 - 38x235
3.34	2.87	2 - 38x286

FLOOR JOISTS

PIER SIZE (mm)	SUPPORTED ROOF AREA (m^2)					
	ROOF SNOW LOAD 1.0 kPa			ROOF SNOW LOAD 1.5 kPa		
	ALLOWABLE BEARING CAPACITY OF SOIL			ALLOWABLE BEARING CAPACITY OF SOIL		
	75 kPa	120 kPa	190 kPa	75 kPa	120 kPa	190 kPa
200 DIA.	1.95	3.25	5.48	1.39	2.32	3.62
250 DIA.	3.07	5.11	8.08	2.14	3.62	5.76
300 DIA.	4.37	7.34	11.71	3.16	5.20	8.36
350 DIA.	5.95	9.94	15.87	4.27	7.06	11.33
400 DIA.	7.62	13.01	20.72	5.48	9.29	14.77

FLOOR JOISTS

POST SIZE (mm) (SEE NOTE 5)	MAX. HEIGHT (m)	SUPPORTED ROOF AREA (m^2) ROOF SNOW LOAD (kPa)				
		1.0	1.5	2.0	2.5	3.0
89x89	1.0	17.19	12.98	10.43	8.71	7.48
	1.5	9.39	7.09	5.69	4.76	4.09
	2.0	4.98	3.76	3.02	2.53	2.17
140x140	2.0	21.65	16.35	13.13	10.98	9.43
	2.5	14.77	11.15	8.96	7.48	6.43
	3.0	10.06	7.60	6.10	5.10	4.38
	3.5	6.98	5.27	4.23	3.54	3.04

GENERAL NOTES

1. ALL LUMBER TO BE NO. 1 & 2 SPF OR BETTER.
2. ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE.
3. WHERE SUPPORTED ROOF AREAS EXCEED THOSE LISTED IN THIS TABLE, THE POSTS SHALL BE BRACED AS SHOWN IN D01c.
4. WOOD POSTS TO BE MINIMUM 89mmx89mm.
5. BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

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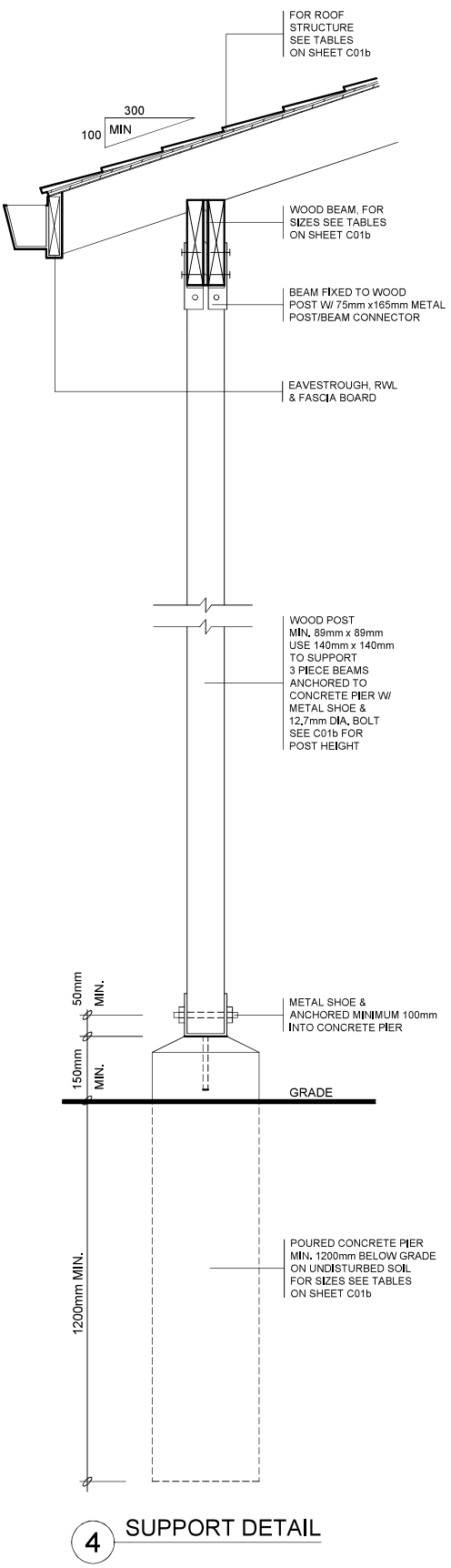
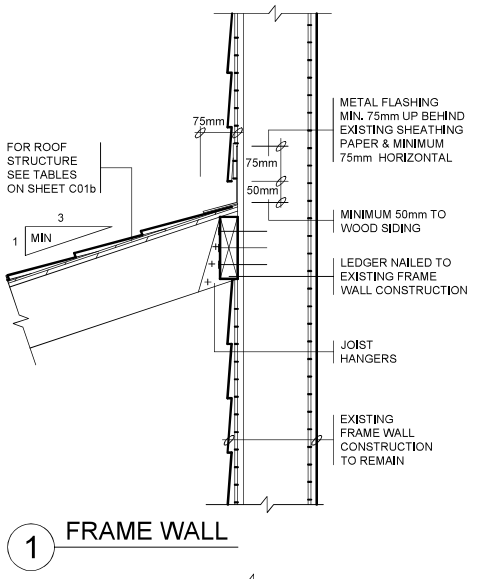
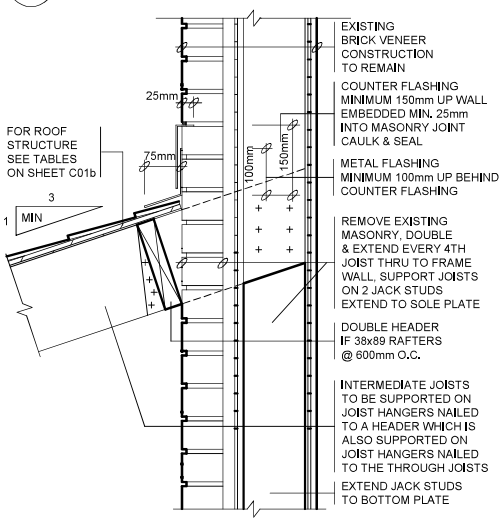


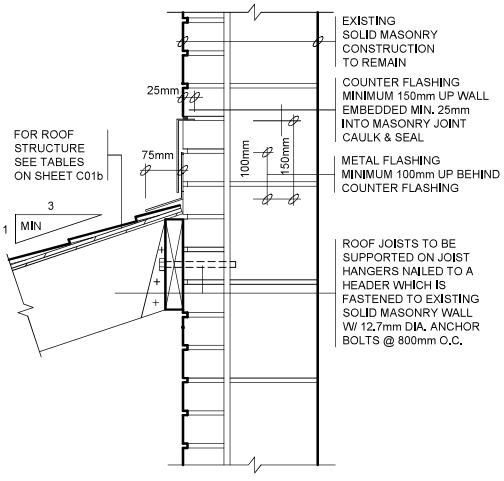
4 SUPPORT DETAIL



1 FRAME WALL



2 BRICK VENEER WALL



3 SOLID MASONRY WALL

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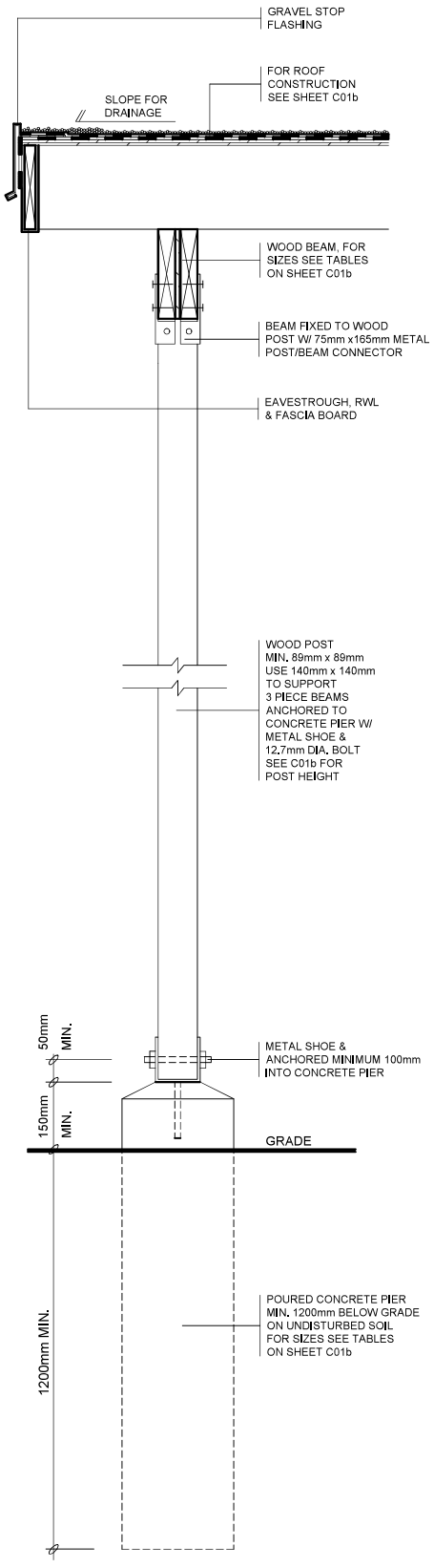
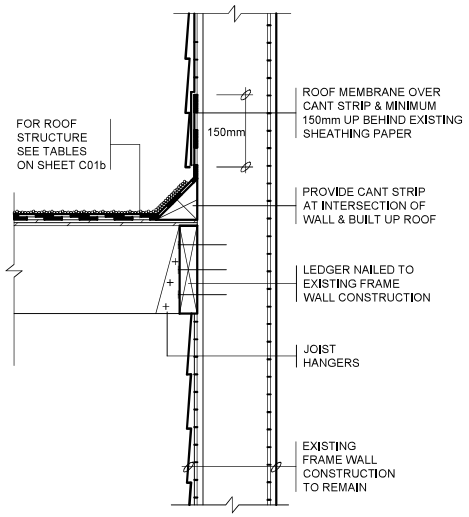
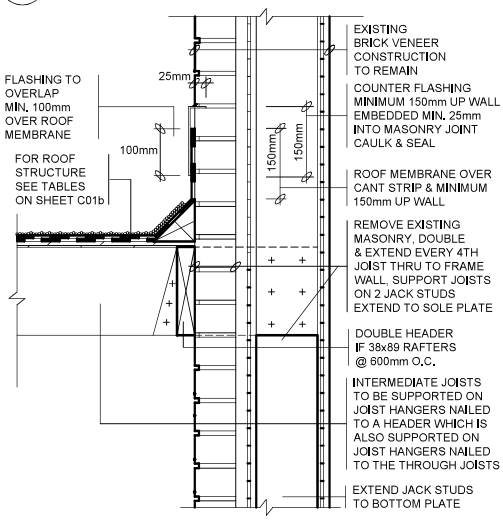


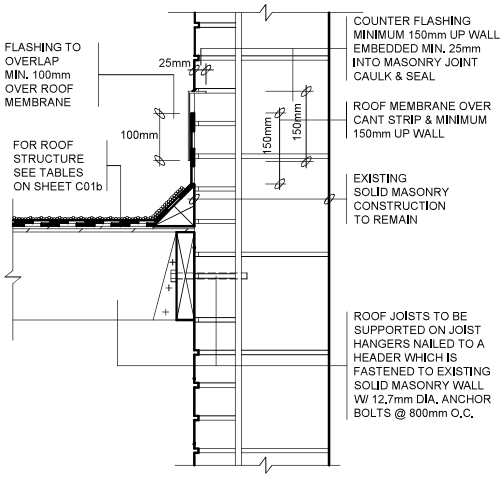
4 SUPPORT DETAIL



1 FRAME WALL



2 BRICK VENEER WALL



3 SOLID MASONRY WALL

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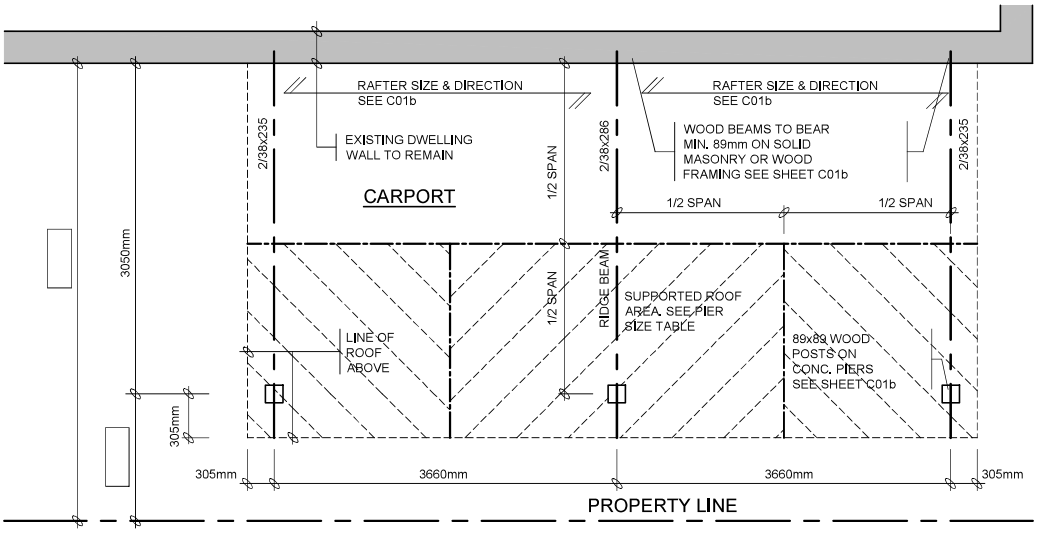
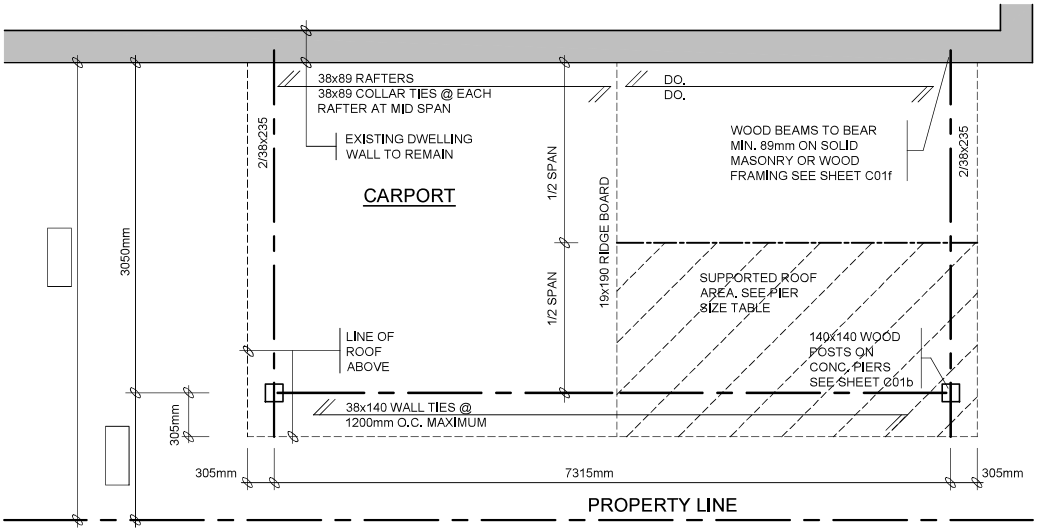
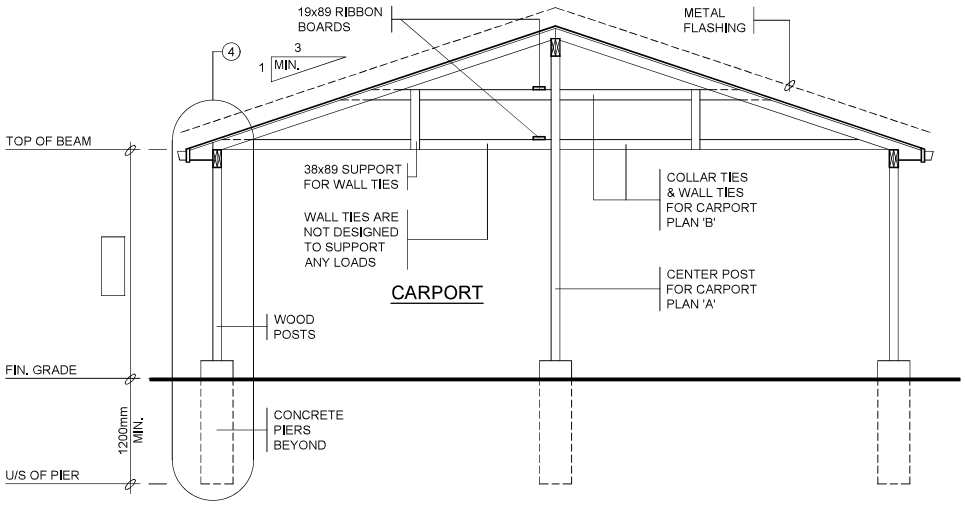


CARPORT PLAN 'A' POST & BEAM (PROVIDE DIMENSIONS)
SEE C01b FOR STRUCTURAL SIZES



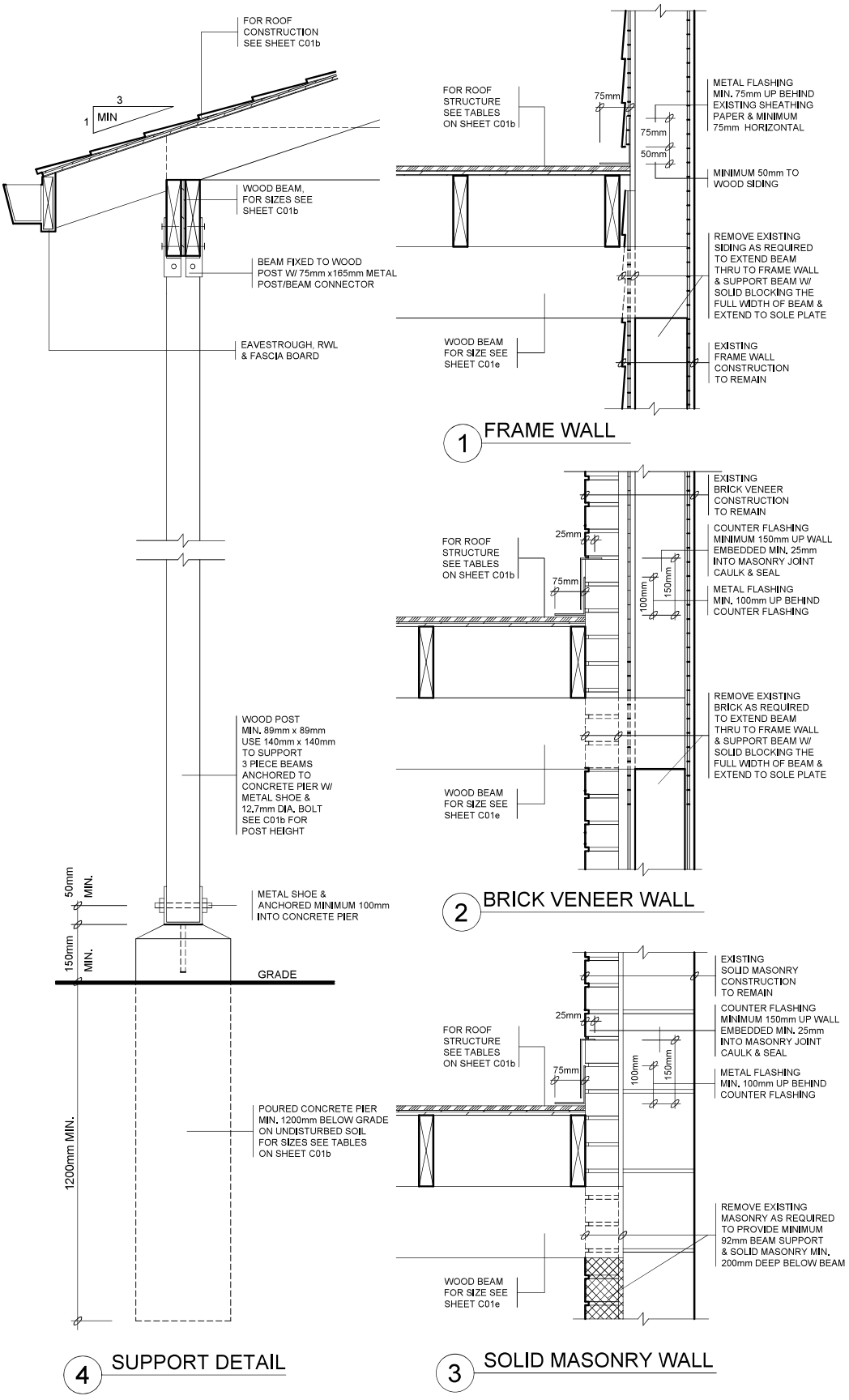
CARPORT PLAN 'B' CONVENTIONAL FRAMING (PROVIDE DIMENSIONS)
SEE C01b FOR STRUCTURAL SIZES



CARPORT SECTION

Energy Efficiency Compliance: SB-12: SB-12 Table 3.1.1.11. Zone 1

Note: Under the Building Code Act, the local municipality is the authority having jurisdiction for enforcing the act and its regulations. It is the responsibility of the owner/designer to ensure that all designs submitted for a permit are in accordance with the Building Code Act, Building Code and any other Applicable Law.



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