



Building Services Department

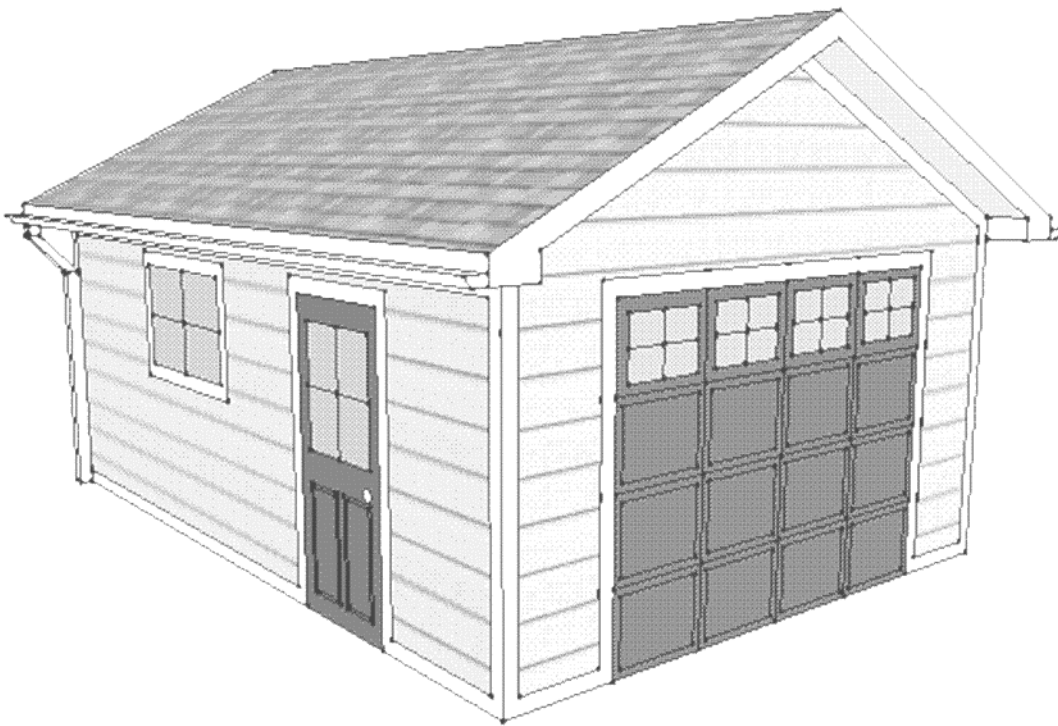
1695 Emsdale Road, P.O. Box 70, Emsdale ON P0A 1J0

Phone: 705-636-5941

Fax: 705-636-5759

www.townshipofperry.ca

Garage and Shed Construction Guide



Regardless of size, all accessory structure lot coverage accounts for your overall permitted accessory structure coverage on your lot. Contact the building department to discuss your proposal prior to commencing construction.

General Requirements

A building permit is required for all accessory buildings (deck, Bunkie, or garage). Sheds not requiring a valid building permit from the Township would have to meet the following criteria:

- Has an area of less than 15m²
- Is no more than one storey high
- Is not attached to a building
- Is located at least 3m away from other buildings and structures (this would include fences)
- Is used only for storage of relevant household/property-related items (it is ancillary to the primary building on the lot, for example, a house)
- Does not contain plumbing

Examples of General Zoning Restrictions:

Shoreline Residential (SR) lots under Zoning By-law 2014-21, the following would apply:

Lot Coverage: Maximum of 5 percent (5%) total coverage for accessory structures. (Please note that deck, dock and boathouse building areas count for this overall lot coverage).

Setbacks: In most cases, the minimum required setbacks are:

- 30 m (98.4 ft.) from front yard (lake shore)
- 1.2 m (3.9 ft.) from interior side lot line
- 20 m (65.6 ft.) from exterior side lot line
- 10 m (32.8 ft.) from rear lot line; and
- 2 m (6.6 ft.) from main building (cottage or home) if detached

Building Height: The maximum height for an accessory structure is 6.5 m (21.3 ft.)

Rural (RU) lots under Zoning By-law 2014-21, the following would apply:

Lot Coverage: Maximum of 5 percent (5%) total coverage for accessory structures.

Setbacks: In most cases, the minimum required setbacks are:

- 30 m (98.4 ft.) from front yard (road side)
- 1.2 m (3.9 ft.) from interior side lot line
- 30 m (98.4 ft.) from exterior side lot line
- 15 m (49.2 ft.) from rear lot line; and
- 2 m (6.6 ft.) from main building (cottage or home) if detached

Building Height: The maximum height for an accessory structure is 11 m (36 ft.)

Note: All accessory structures must comply with the Township of Perry's Zoning By-law. If you are unsure whether the accessory structure complies or not, please contact the Building Services Department at 705-636-5941.

Application Requirements

- Completed building permit application forms.
- Two copies of the most recent survey **or** detailed site sketch 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 5).
- Two copies of construction drawings including floor plans, elevations, and sections drawn to scale. The attached template drawings and details could be used, providing all dimensions and information are shown on the "Floor Plan" (page 6).
- The current permit fee, payable at time of application by cheque, cash, debit, credit card (2.5% additional fee) or electronic payment. Cheques are made payable to "The Township of Perry". If choosing to make an online banking payment, please contact the municipality to obtain the online banking number.

Call before you dig:

It is the owner(s) / contractor(s) responsibility to call the utility companies to locate any underground utility lines within the construction zone to avoid damaging them during construction.

ONTARIO ONE CALL – Call before you dig

1-800-400-2255

Step by Step Application Instructions

1. Site Plan - Refer to the sample "Site Plan" on page 5.

Create or modify a copy of your own survey or site plan. Include all the dimensions and information as shown on the sample.

2. Floor Plan - Refer to the sample "Floor Plan" on page 6.

Create your own or modify the sample to show all of your openings and structural information. Refer to page 11 for structural detail to assist you with framing construction. 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 7.

Create your own or modify the sample to show all of your openings. Note the direction each elevation is facing in the title block under each elevation (i.e. North, South, East, 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 8.

Create your own or modify the sample provided to show framing details and building height. If a truss roof system is used please include the wording, "Trusses as per attached" on the drawing and attach the engineered stamped truss drawings to your application.

5. Foundation Design – Refer to the "Foundations" on pages 9 and 10.

There are 4 foundation options to choose from based on site conditions, cost, and use of the building. Select the foundation you wish to use for your building and provide the construction detail with your drawing. 'Pier Type' foundations with wood floors and 'Mud Sill' foundations are to be used for sheds only to maximum size of 55 m² (592 sq. ft.) and are **not** designed to support the weight of motorized vehicles.

6. Electrical Safety Authority (ESA)

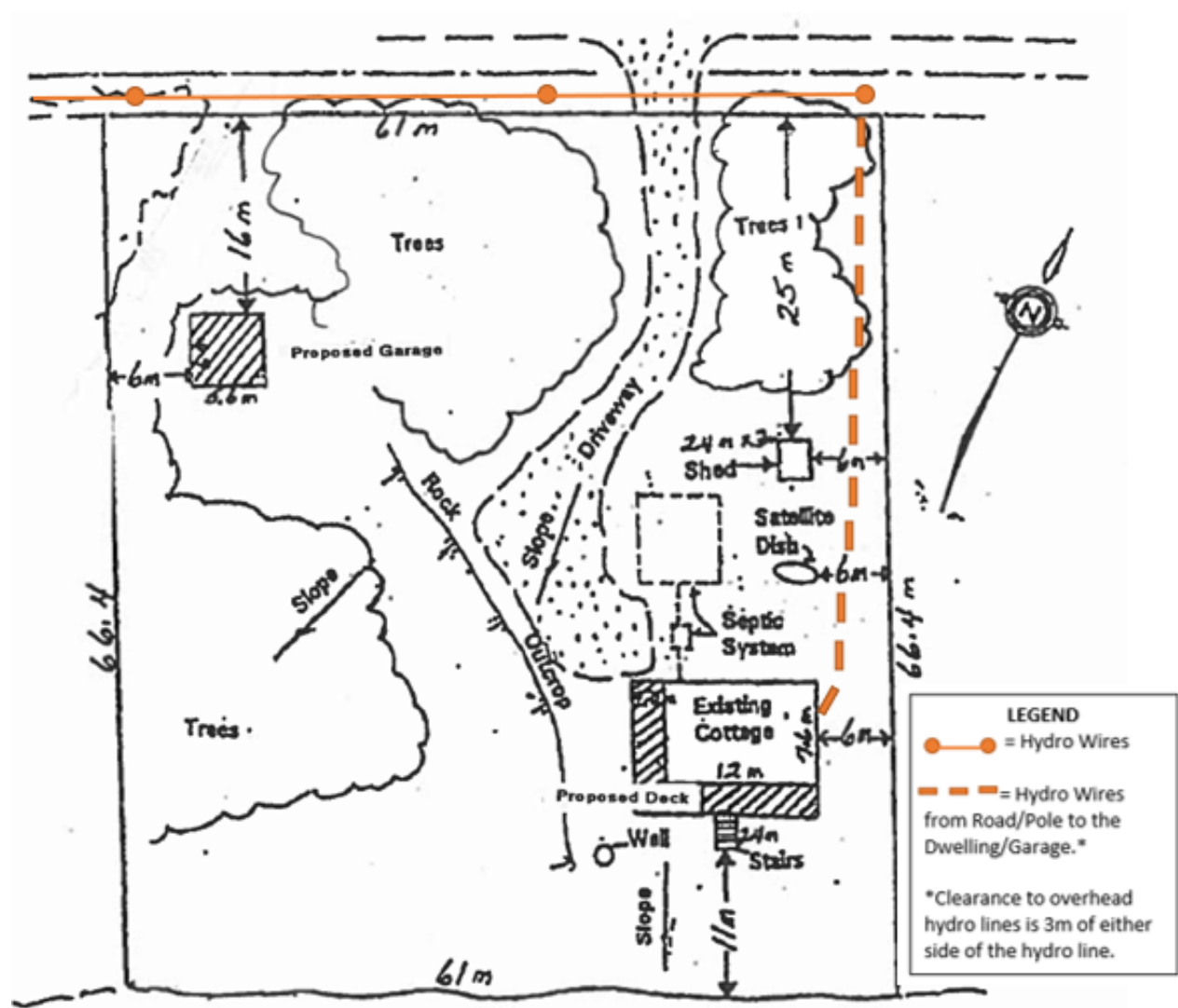
Electrical work requires a permit from Hydro One. A copy of the approved final electrical report from ESA will be required by the Township at the time of final inspection for your building. Contact numbers for Hydro One **1-888-664-9376** and ESA **1-877-372-7233**.

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.

- Garage construction packages purchased from a building supply store or from a qualified designer require a Schedule 1: Designer Information Form to accompany the building application. Structures designed by the property owner require a Schedule 1: Designer Information Form as well. As the property owner, you are exempt from designer qualification. The form must still be filled in and property owner to check off last check box indicating "property owner" as reason for exemption.
- Truss roof system **must** have a set of stamped drawings provided by a licensed Engineer with the Province of Ontario (the manufacturer or building supply store will supply you these sealed plans with your building package).

Sample Site Plan Sketch

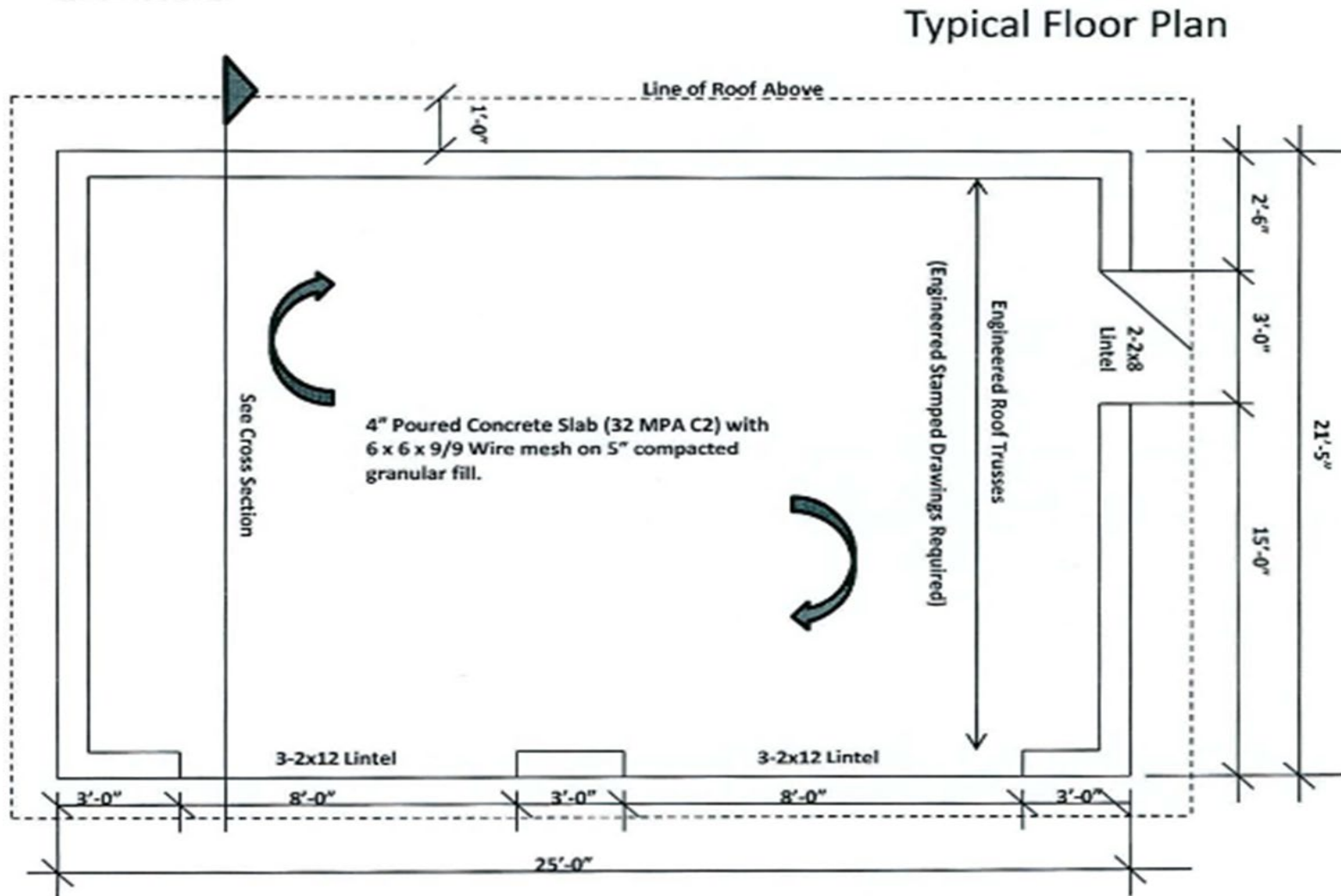
Dimension your own site plan similar to the one below and include the required information as set out in 'Site Information' table.



SITE INFORMATION:	
SITE FEATURES	AREA (ft²/m²)
Area of lot:	
Footprint of house:	
Footprint of existing accessory buildings:	
Footprint of proposed shed/garage:	
Length of shoreline:	

Sample Floor Plan

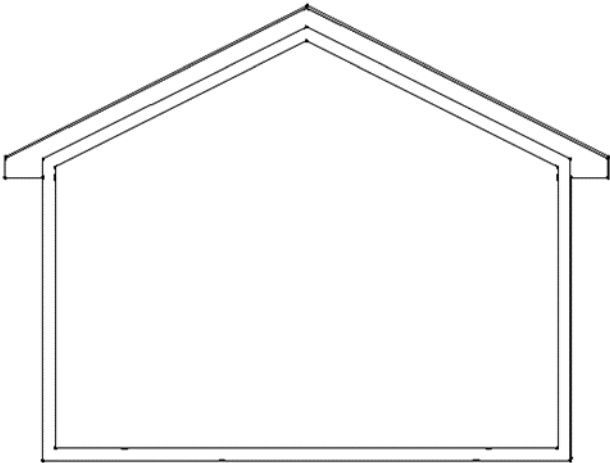
Draw a floor like the sample below and include building features such as truss/rafter direction/location and spacing on centre, window and door openings with header/lintel sizes, stud wall sizes with spacing on centre, eve overhang, etc.



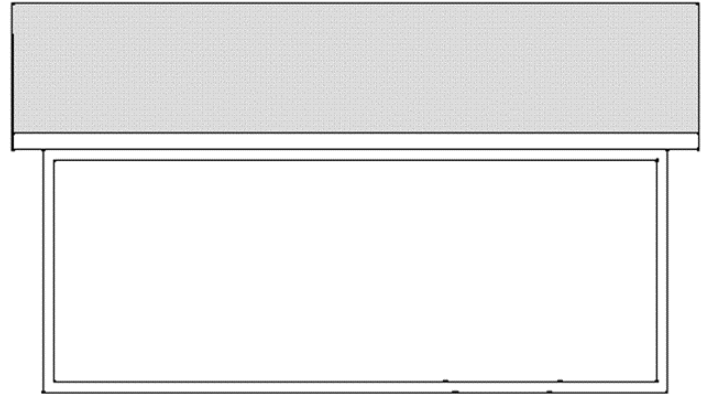
Note: Electrical Lighting Required by Ontario Building Code

Elevations

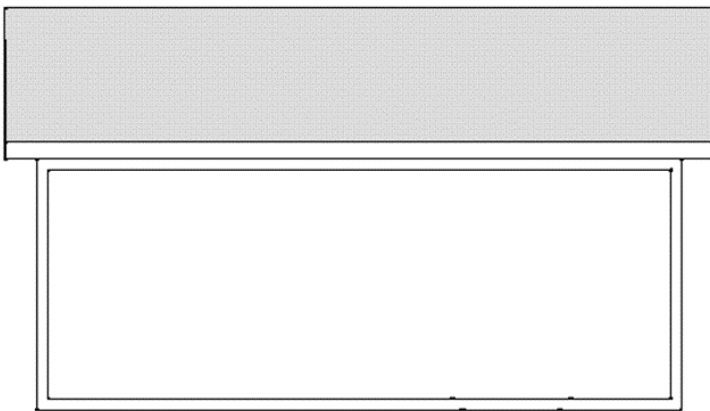
Label the building elevations (i.e. front, right, left and rear) or by indicating the facing directions (North, South, East, West). Be sure to include building features (i.e. window and door openings), size of openings and header/lintel sizes above the openings.



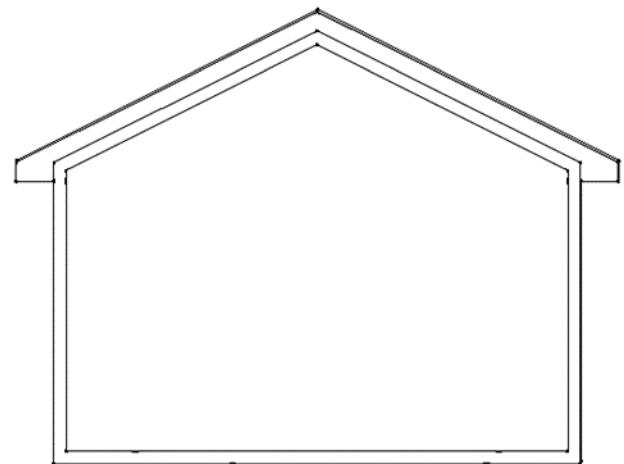
_____ ELEVATION



_____ ELEVATION



_____ ELEVATION

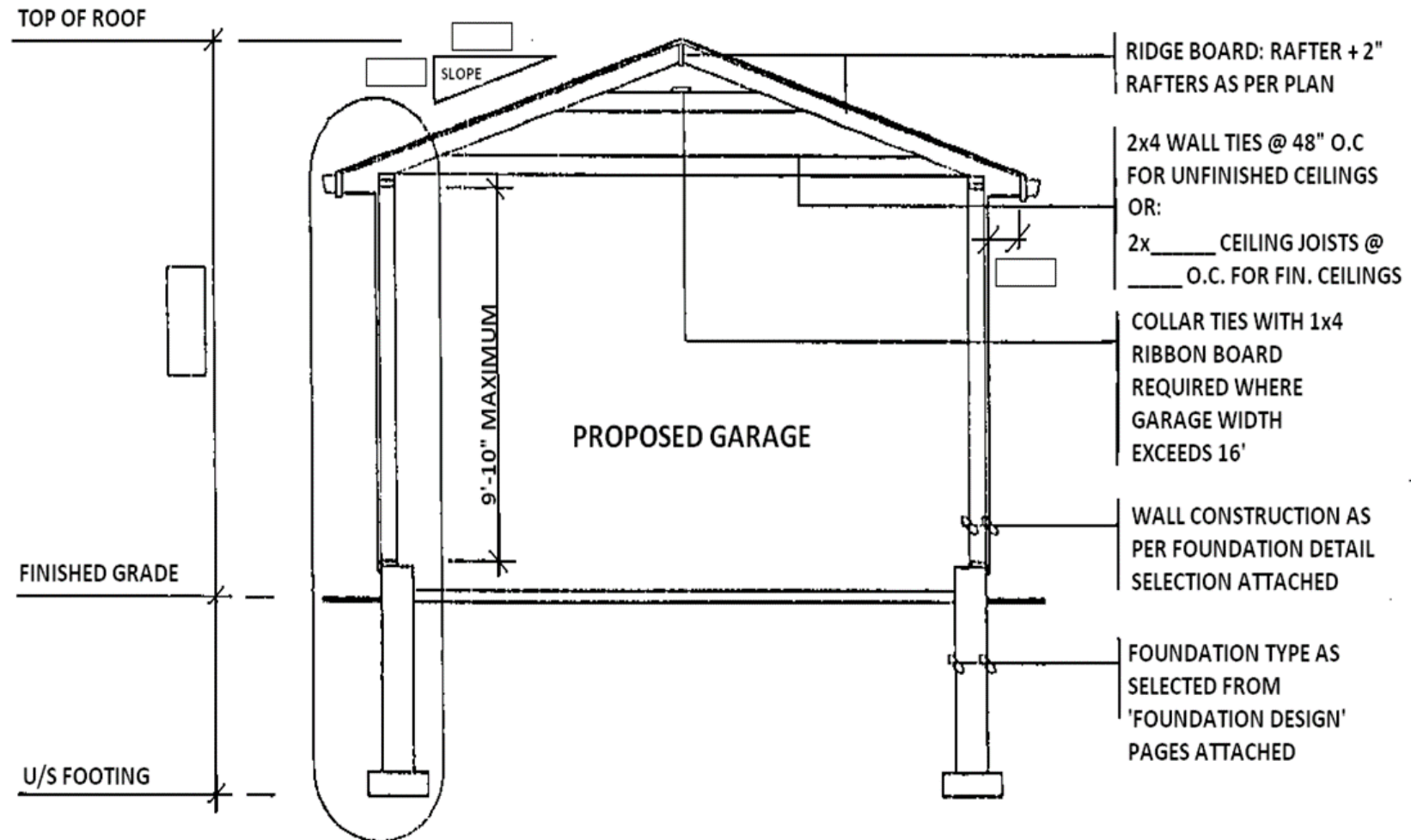


_____ ELEVATION

Note: Refer to the Framing Tables on page 11 to assist you with the Framing Structural Details.

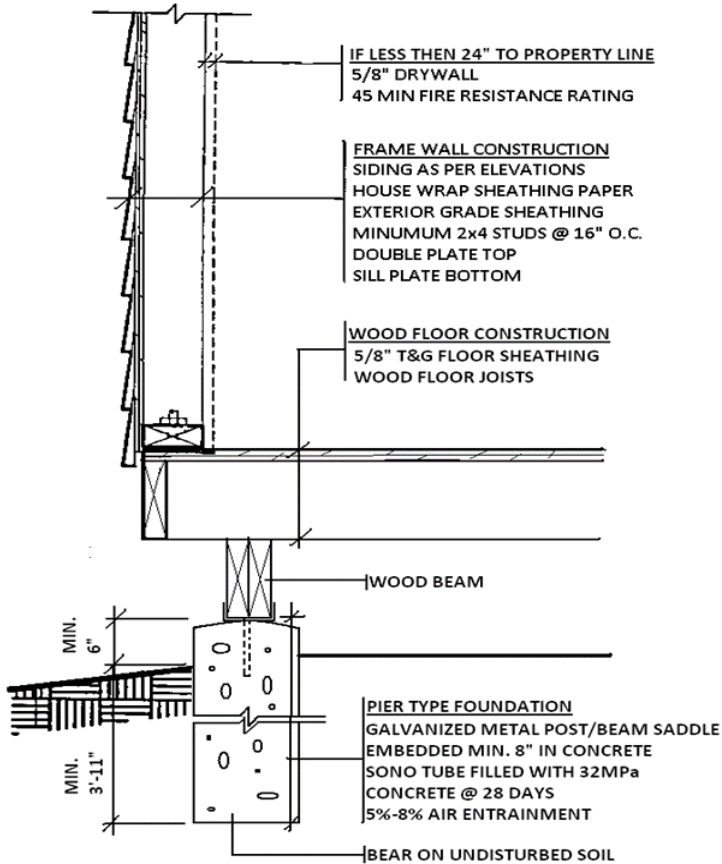
Sample Building Section

Draw a building cross section and indicate overall building height, soffit overhang, wall and roof framing.



Sample Foundation Design

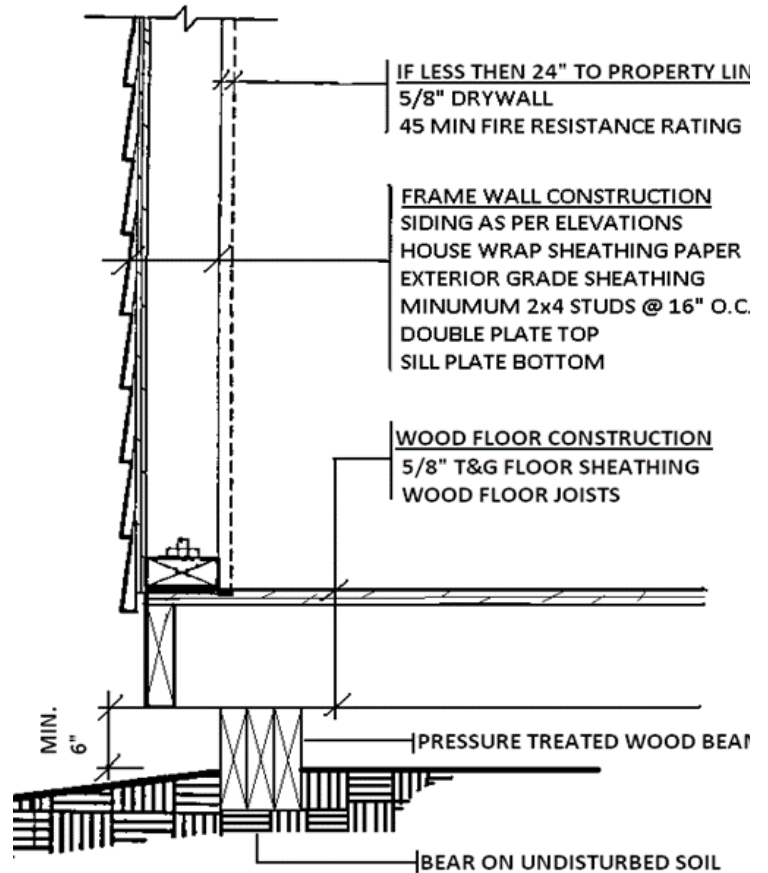
Pier Type Foundation



NOTES:

- 1) Ensure pier footing base has proper footing (i.e. Bigfoot tube)

Mud Sill Type Foundation

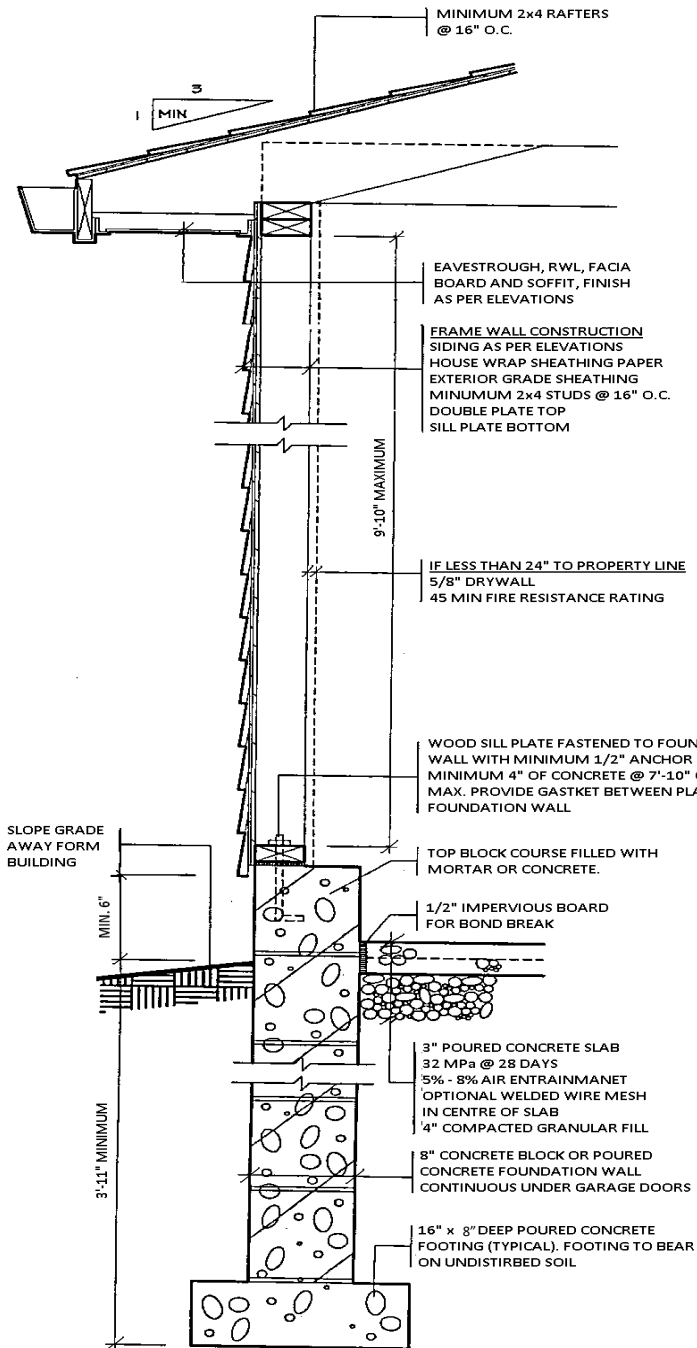


NOTES:

- 2) Mud Sill Foundations require earth anchorage.
- 3) Maximum 55m² (592 sq. ft.), one story wood frame

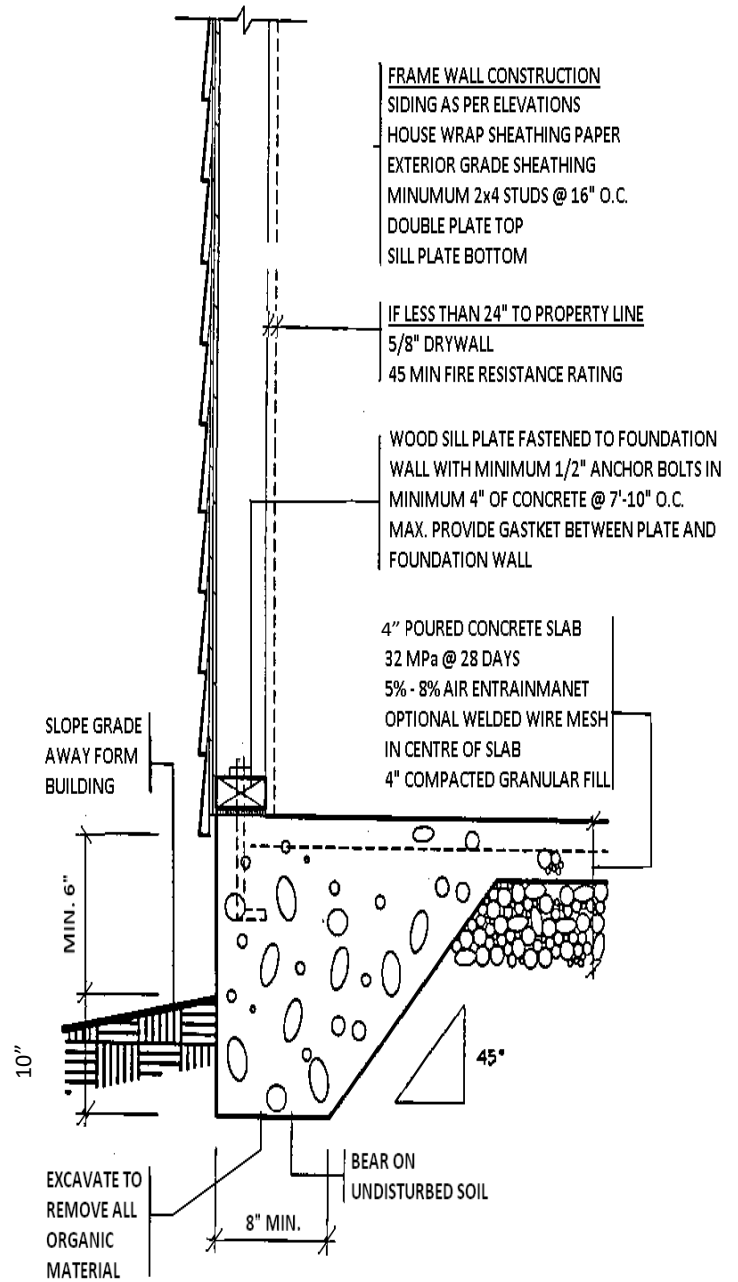
Foundation Notes: Soil bearing capacity to be considered as 2090 PSF (100kPa) unless otherwise determined by Chief Building Official

Frost Wall Foundation



Concrete Pad Type Foundation

(Single storey only, less than 55 sq. m. (592 sq. ft.))



NOTES:

- 1) Concrete pad larger than 55 sq. m. to be designed by engineer

Framing Tables

TABLE 1: Wood Floor and Pier Type Foundation Sizing

JOIST SPAN	FOOTING SIZE				BEAM SIZE				JOIST SIZE
	PIER SPACING				PIER SPACING				
	4'	6'	8'	10'	4'	6'	8'	10'	
6'	14"Ø	18"Ø	20"Ø	22"Ø	2-2X6	2-2X6	2-2X8	2-2X10	2X6
8'	16"Ø	20"Ø	22"Ø	24"Ø	2-2X6	2-2X8	2-2X10	2-2X12	2X6
10'	18"Ø	22"Ø	24"Ø	28"Ø	2-2X6	2-2X8	2-2X10	2-2X12	2X8
12'	20"Ø	24"Ø	28"Ø	30"Ø	2-2X6	2-2X8	2-2X10	2-2X12	2X10

- Use pressure treated lumber when in close proximity to finished grade (ground)

TABLE 2: Exterior Wall Framing

Supported Loads (including dead loads)	Minimum Stud Size mm (in)	Minimum Stud Spacing mm (in)	Minimum Unsupported Height, m (ft in)
Roof with or without attic storage	38x64 (2x3)	400 (16)	2.4 (7 ft 10 in)
	38x89 (2x4)	600 (24)	3.0 (9 ft 10 in)
Roof with/without attic storage plus one floor	38x89 (2x4)	400 (16)	3.0 (9 ft 10 in)
	38x140 (2x6)	600 (16)	3.0 (9 ft 10 in)

TABLE 3: Sample Building Features

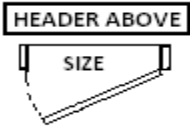
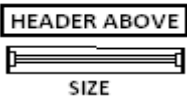
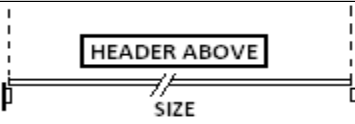
MAN DOOR	WINDOW	GARAGE DOOR	HEADER SIZES
			2-2x6 – 4' OPENING
			2-2x8 -6' OPENING
			2-2x10 – 8' OPENING
			2-2x12 – 10' OPENING

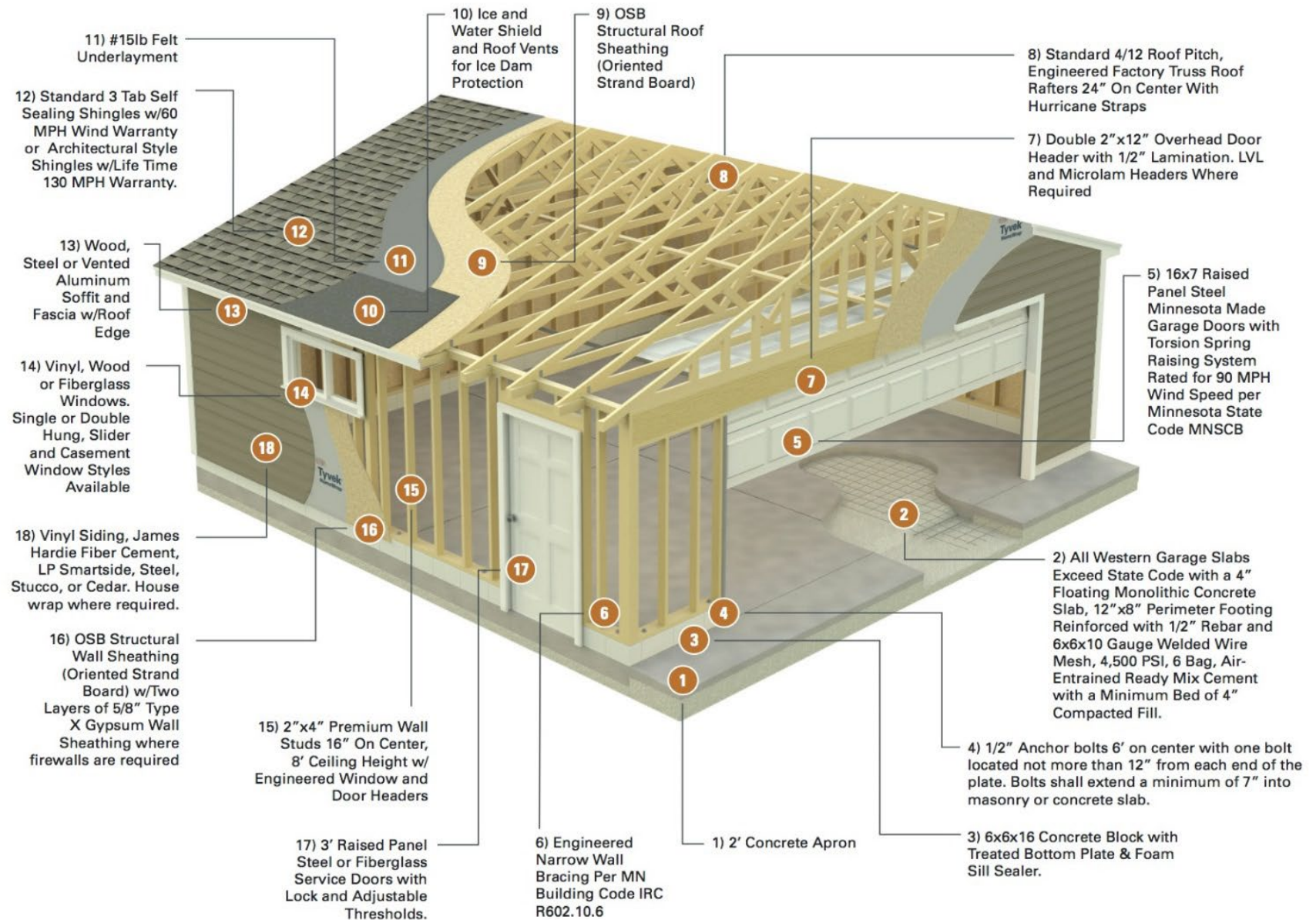
TABLE 4: RAFTER SIZING (or Engineered trusses as per manufacturer)

RAFTER SIZE	MAXIMUM CLEAR RAFTER SPAN		
	RAFTER SPACING		
	12" O.C.	16" O.C.	24" O.C.
2 x 4	8'-11"	8'-0"	7'-0"
2 x 6	14'-0"	12'-9"	11'-2"
2 x 8	18'-5"	16'-9"	14'-5"
2 x 10	23'-6"	21'-4"	17'-8"

Do not use screws to assemble your beams or to secure your joist/beam hangers

Roofing Note: Ensure roof snow loading designed for minimum of 42 lbs./sq.ft.

Cut Away Garage Diagram (for information purposes only)





THE CORPORATION OF THE TOWNSHIP OF PERRY

SUBJECT:	Code of Conduct for Building Officials	POLICY #: 2019-01	PAGE 1 of 2
----------	--	-------------------	-------------

Purpose:

The purpose of this Code of Conduct is to promote appropriate standards of behaviour and enforcement actions to ensure Building Officials apply standards of honesty and integrity, and to prevent practices constituting abuse of power including unethical or illegal practices.

The Code of Conduct applies to the Chief Building Official and Inspectors appointed under the Building Code Act in the exercise of a power or the performance of a duty under the Building Code Act or the Building Code.

Standards of Conduct for Building Officials:

Building Officials undertake at all times to:

1. Maintain accreditation to perform the functions assigned to them;
2. Maintain their knowledge and understanding of the best current building practice, the building laws and regulations relevant to their building certifying functions;
3. Commit themselves to a process of continuous education so as to constantly be aware of developments in building design, practice and the law relevant to their duties;
4. Comply with the provisions of the Building Code Act, the Building Code and any other Act or Law that regulates or governs Building Officials or their functions;
5. Perform their duties impartially and in accordance with the highest professional standards;
6. Not act beyond their level of competence or outside their area of expertise;
7. Apply all relevant building laws, regulations and standards justly and without favour of the influence of interested parties;
8. Exemplify compliance with all regulations and standards that govern building construction, health and safety or other matters related to their status as a building official;
9. Act in the public interest, particularly with regard to the safety of building works and structures;
10. Take all reasonable steps to ascertain and document all available facts relevant to the performance of their duties;
11. Avoid situations where there may be, or where there appears to be, a conflict between their duties to their clients, their profession, their peers, the public at large or their personal interests;

APPROVED BY:	Council	DATE: February 20, 2019	RESOLUTION: 2019-63
--------------	---------	-------------------------	---------------------



THE CORPORATION OF THE TOWNSHIP OF PERRY

SUBJECT:	Code of Conduct for Building Officials	POLICY #: 2019-01	PAGE 2 of 2
----------	--	-------------------	-------------

12. Not divulge any confidential or sensitive information or material, that they became privy to in the performance of their duties, except in accordance with the laws governing freedom of information and protection of privacy;
13. To avoid any conduct that could bring Building Officials or the Township of Perry into disrepute;
14. Accept responsibility for the conduct of their subordinate employees; and
15. Extend professional courtesy to all.

Guideline for Responding to Misconduct Allegations

The Building Code Act provides that the performance of Building Officials will be measured against this Code of Conduct. In response to any allegation of a breach of this code by an Inspector, the Chief Building Official shall direct an investigation and where appropriate, recommend disciplinary action against any Inspector who fails to comply with this Code of Conduct. Where the allegation is against the Chief Building Official, the Clerk/Administrator shall direct the investigation and take such disciplinary action as is reasonable in the circumstances and report such action to Council.

In determining the appropriate discipline, the Chief Building Official or Clerk/Administrator will have regard to the relevance of the conduct to the Official's powers and responsibilities as well as the severity of any misconduct.

Disciplinary action arising from violations of this Code of Conduct is the responsibility of the Clerk/Administrator and is subject to relevant employment laws and standards.

Public Notification Practice

This Code of Conduct shall be posted on the Township's website and inserted in all Building Permit Guide hand-outs to ensure it has been brought to the public's attention.

Policies/ Legislation

Sections 7.1(1) & 7.1(4) Building Code Act, 1992

APPROVED BY:	Council	DATE: February 20, 2019	RESOLUTION: 2019-63
--------------	---------	-------------------------	---------------------