



TOWN OF GEORGINA

BUILDING PERMIT GUIDE

GARAGES AND SHEDS

ENCLOSED

1. SPECIFICATIONS AND REQUIREMENTS
2. PERMIT APPLICATION PROCESS CHECKLIST
3. SAMPLE SITE PLAN
4. DETACHED GARAGE - CONSTRUCTION DETAILS
5. DETACHED GARAGE – TABLES AND NOTES

This Information is provided for convenience purpose only. All projects must be evaluated in its own merits. More or less information may be required

Garages and Sheds

Building permits are required for any Attached garages and detached garages that exceeds 10 sq m (108ft²) in area. Any detached garages /shed that do not require a permit are still required to comply with the zoning by-law. (Location, size, height, setbacks etc)

The height of an detached garage/shed in a residential or commercial zone shall not exceed 3 meters measured from average grade to the highest point of the structure and in the case of a building from the average grade to the eaves, Further, where a detached garage is of a peaked roof design the height measured from average grade to the top of the peak shall not exceed 4.5meters. An attached garage shall be subjected to the same height provisions as the main building.

All roof drainage including downspouts and grading from the building shall be provided to ensure all drainage is being directed away from the site without discharging on to or negatively impacting adjacent property.

Foundations exceeding 591 sq.ft (55 sq. meters) may require engineered slab or other approved foundation types.

When applying for a building permit we require:

- Application for a Permit to construct or Demolish
- Schedule 1 – Designer Information
- (2) Copies of detailed site plan (showing all building, set back to lot lines of all existing and proposed building, lot dimensions etc).
- (2) Copies of all construction drawings drawn to scale and dimensioned.
- Sealed layout for engineered slab .If slab is greater than 591 sqft.
- Roof framing details or Truss drawings (sealed by P.Eng) and Layout of Engineered products
- Lot grading approval from the Engineering Division.
- Conservation authority approval (If the property is regulated by LSRCA)
- Septic System (if applicable) the location and dimensions of the septic tank
- Letter of Authorization signed by owner (If applicant is an agent)
- Permit Fee \$300 Flat fee (New and Addition)

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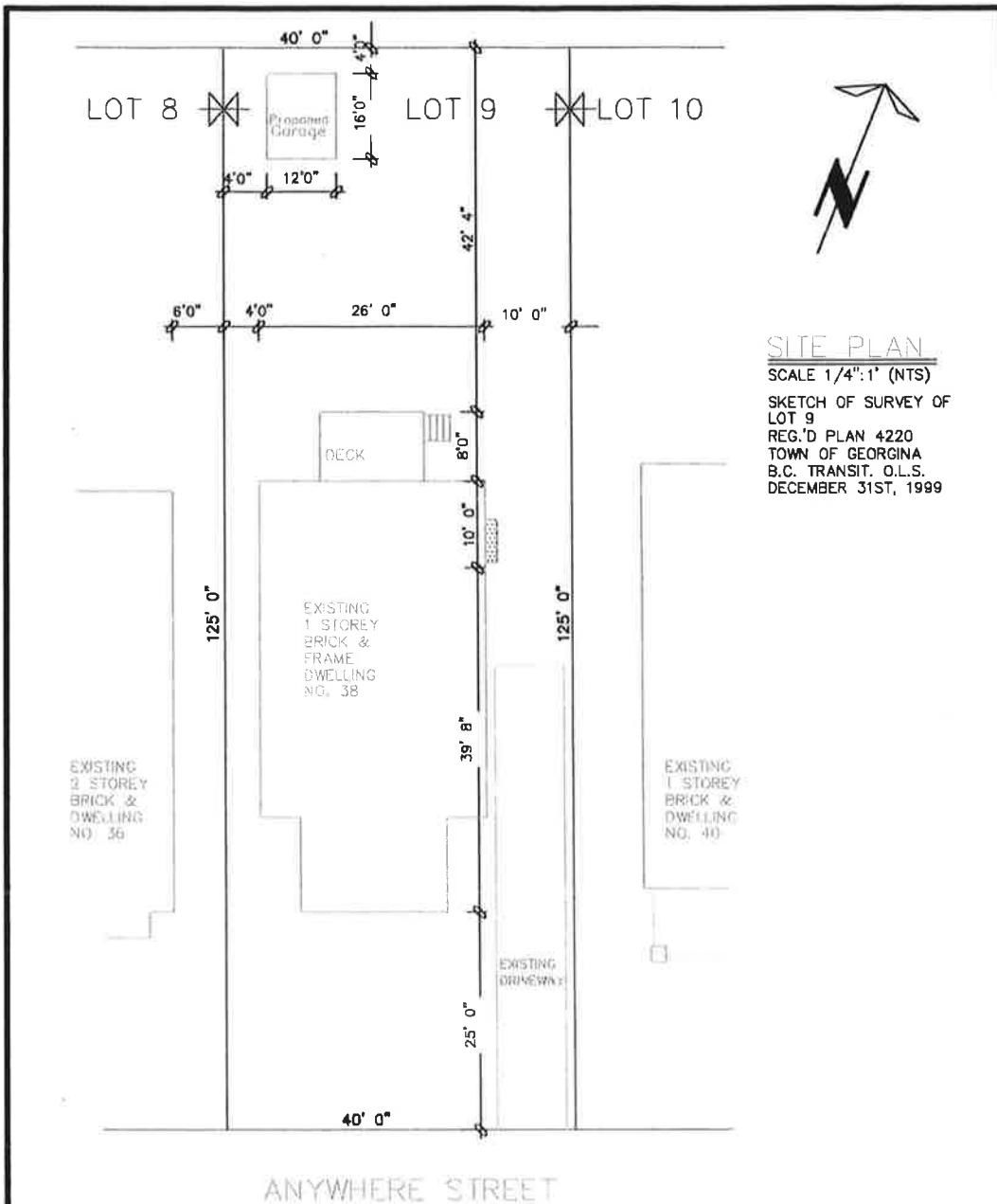


PERMIT APPLICATION PROCESS CHECKLIST

ACCESSORY STRUCTURES (I.E. DETACHED GARAGE, GARDEN SHED, BOATHOUSE)

REQ'D	REC'D	
		Detailed Site Plan (showing all buildings, setbacks to lot lines of all existing and proposed buildings, lot dimensions, north indicator, civic and legal address, wells, septic, driveway location, watercourses, ponds or rivers, and street location). Highlight new construction. Site plan to match that submitted for lot grading and LSRCA approval.
		Foundation Plan (footing size, block or poured foundation wall)
		Floor Plans (indicating location and size of all openings including header/lintel size)
		Cross Sections wall framing detail, (size and spacing of studs) connection of wall to foundation, Header sizes, roof framing details, insulation details if building is to be insulated/heated.
		Elevations (all door and window locations, height to eaves and height to peak)
		Wall type and sizes, Roof sheathing
		Sealed Layouts for P. Engineered slab (only required if Slab is greater than 600 ft ² <u>or</u> supporting more than 1 floor, <u>or</u> supporting masonry or brick veneer)
		Truss Drawings Sealed by P. Eng or Roof Framing Details if Roof is Conventionally Framed (Cut-Roof)
		Septic approval if applicable (2 copies of site plan, green copy of application and white copy of fee breakdown)
		Schedule 1 – Designer Information
		Lot Grading Approval (Engineering Division)
		Conservation Authority approval (From LSRCA if applicable)
		Plumbing permit if applicable (Req. plumbing card)
		Letter of Authorization Signed by Owner

This checklist constitutes a preliminary review to determine suitability of drawings for Zoning/Building Permit application only. A further review will be completed by the Zoning Examiner and Plans Reviewer, at which time more information and/or amendments to the drawings may be required.



SITE PLAN

SCALE 1/4"=1' (NTS)

SKETCH OF SURVEY OF LOT 9

REG'D PLAN 4220

TOWN OF GEORGINA

B.C. TRANSIT. O.L.S.

DECEMBER 31ST, 1999

ANYWHERE STREET

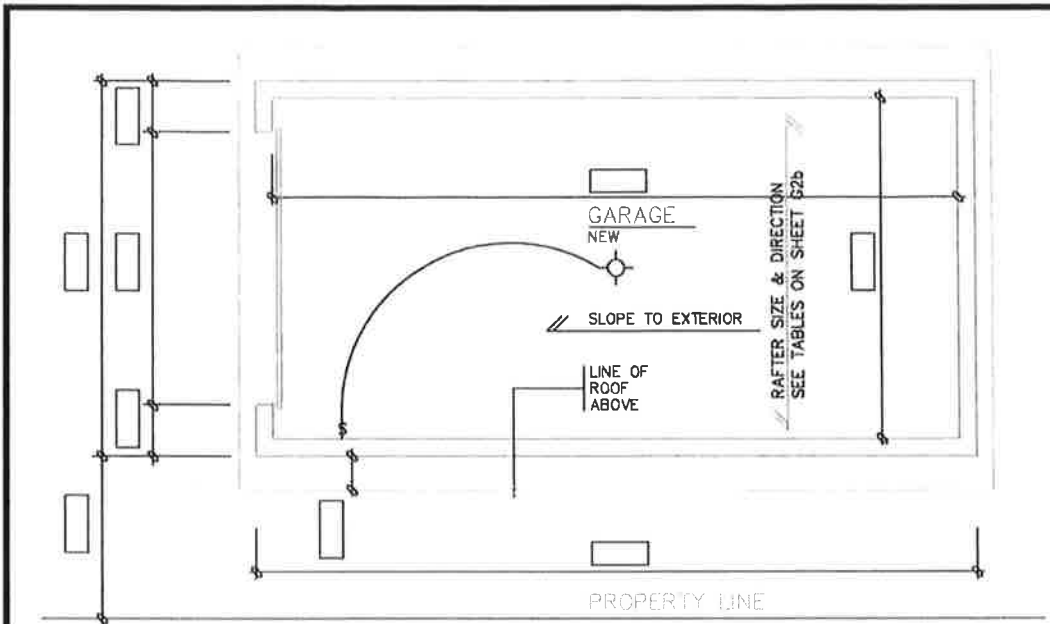
ZONING	LOT NO:		PLAN NO:		LOT AREA		LOT FRONTAGE		LOT DEPTH	
RZ Z0.6	LOT 9		4220		5000 SQ FT		40' 0"		125' 0"	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED	
LOT COVERAGE	930.95 SQ FT	260.00 SQ FT	1190.95 SQ FT	19.0	-----	---	FRONT YARD	25' 0"	25' 0"	
GROSS FLOOR AREA	930.95 SQ FT	260.00 SQ FT	1190.95 SQ FT	19.0	1500 SQ FT	30.0	REAR YARD	60' 4"	42' 4"	
LANDSCAPED AREA	-----	-----	-----	-----	-----	---	INTERIOR SIDE (east)	10' 0"	10' 0"	
NO. OF STORES HEIGHT	1 STOREY 15' 0"	1 STOREY 15' 0"	1 STOREY 15' 0"	-----	36' 0"	---	INTERIOR SIDE (west)	4' 0"	4' 0"	
WIDTH	28' 0"	28' 0"	28' 0"	-----	-----	---	EXTERIOR	-----	-----	
DEPTH	40' 0"	10' 0"	50' 0"	-----	55' 0"	---				
PARKING	-----	-----	-----	-----	-----	---				

NOTE: ZONING RESTRICTIONS VARY IN EVERY ZONE. CONTACT THE TOWN OFFICE FOR SPECIFIC SETBACKS AND OTHER LIMITATIONS IN YOUR AREA.

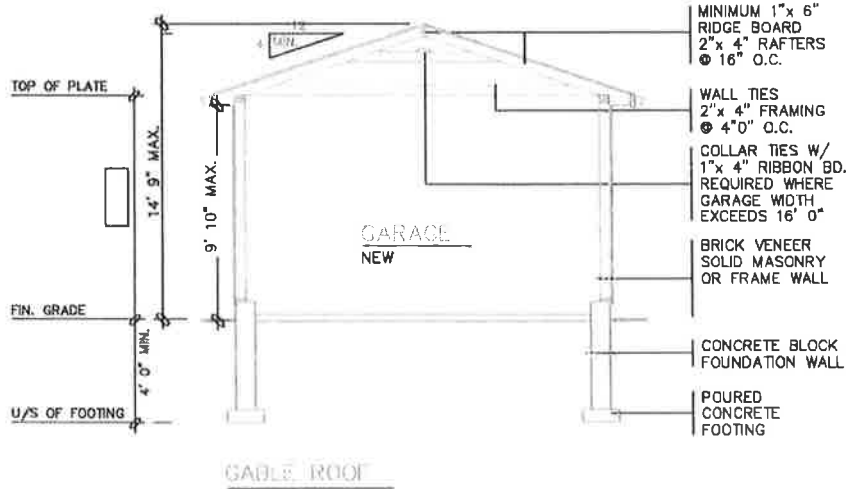
TOWN OF GEORGINA
STANDARD DETAIL
TACB0C

3000
SAMPLE DRAWING
SITE PLAN

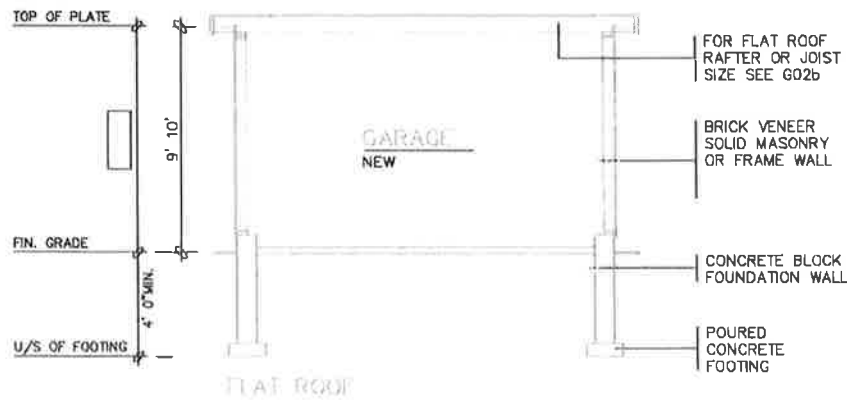
A30



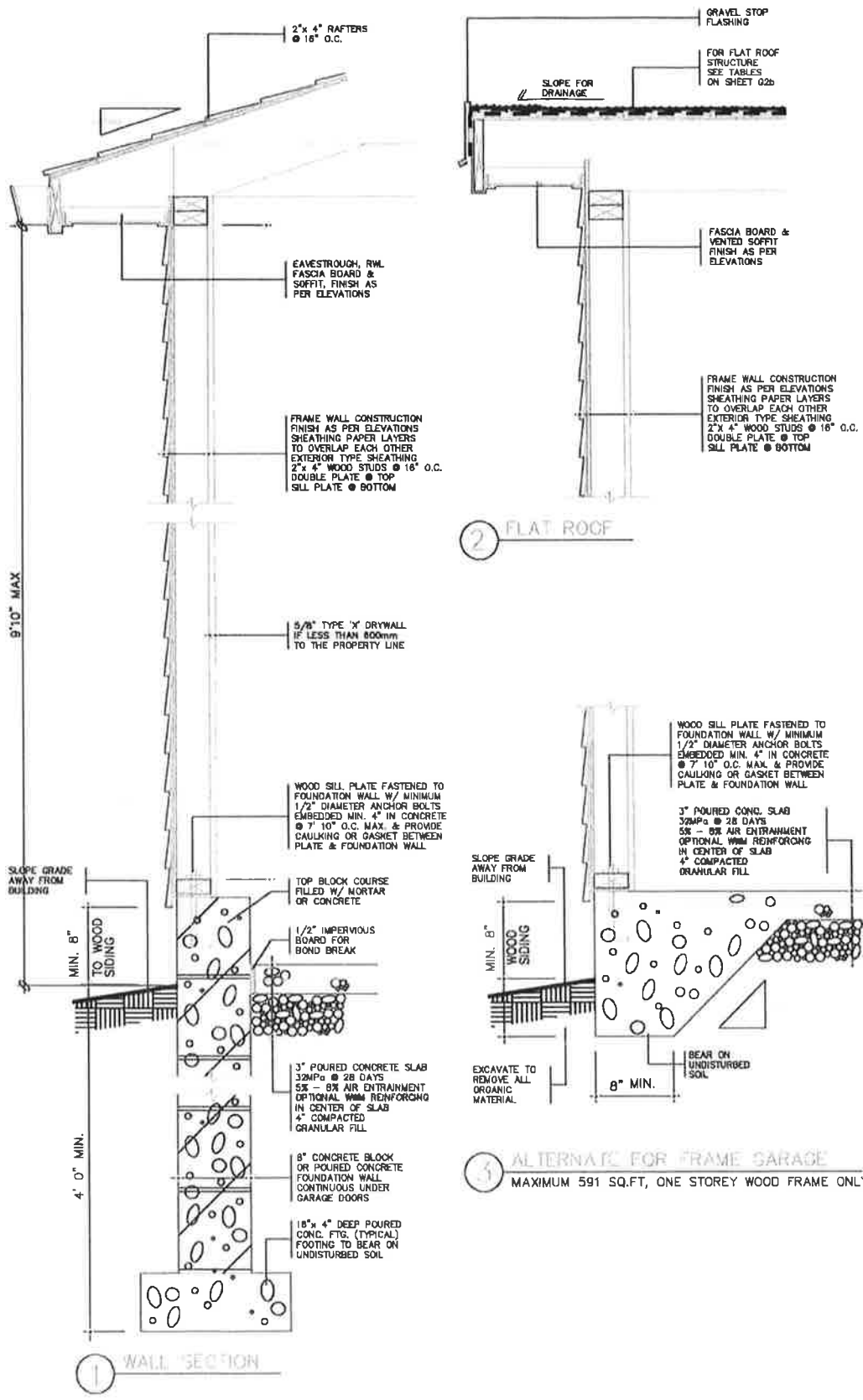
GARAGE PLAN (PROVIDE DIMENSIONS IN BOXES)



GABLE ROOF



FLAT ROOF



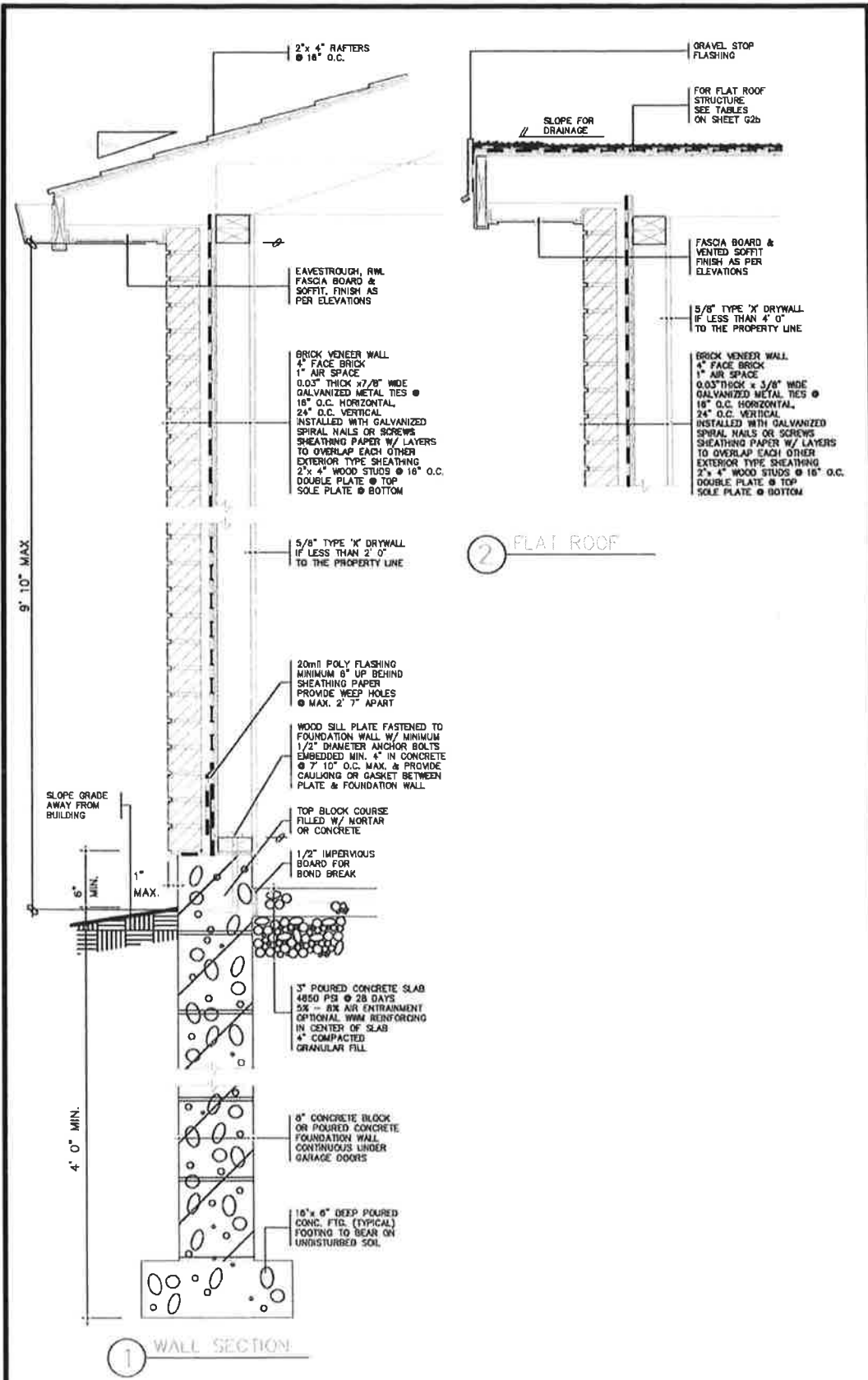
TOWN OF GEORGINA
 STANDARD DETAIL
 TACBOC

DETACHED GARAGE
 FRAME DETAILS

14-101-00
 G2c

2 FLAT ROOF

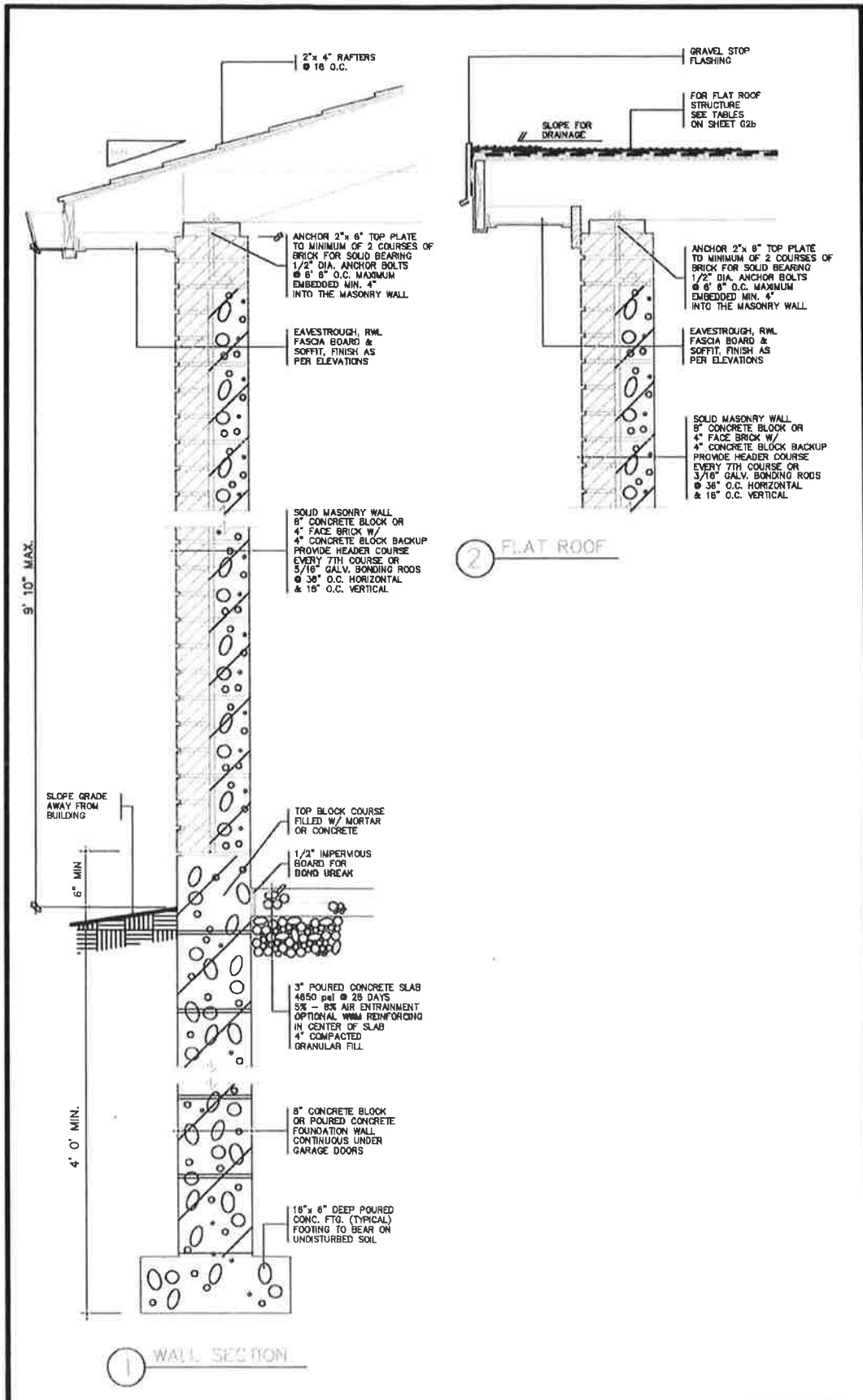
3 ALTERNATE FOR FRAME GARAGE
 MAXIMUM 591 SQ.FT, ONE STOREY WOOD FRAME ONLY



TOWN OF GEORGINA

 STANDARD DETAIL
 TACBOC

DETACHED GARAGE
 BRICK VENEER DETAILS



TOWN OF GEORGINA

 STANDARD DETAIL
 TACBOC

DETACHED GARAGE
 SOLID MASONRY DETAILS

G2e

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

MAXIMUM CLEAR SPAN (FT)						
RAFTER SIZE	ROOF SNOW LOAD 21 PSF			ROOF SNOW LOAD 31 PSF		
	RAFTER SPACING (in) O.C.			RAFTER SPACING (in) O.C.		
	12"	16"	24"	12"	16"	24"
2" x 4"	10' 2"	9' 5"	8' 1"	8' 11"	8' 1"	7' 1"
2" x 6"	16' 0"	14' 7"	12' 9"	14' 0"	12' 9"	11' 1"
2" x 8"	21' 1"	19' 2"	16' 9"	18' 5"	16' 9"	14' 5"
2" x 10"	27' 0"	24' 6"	20' 11"	23' 6"	21' 4"	17' 8"

ROOF JOISTS (FLAT ROOF - WHERE CEILING IS INSTALLED)

MAXIMUM CLEAR SPAN (FT)						
JOIST SIZE	ROOF SNOW LOAD 21 PSF			ROOF SNOW LOAD 31 PSF		
	JOIST SPACING (in) O.C.			JOIST SPACING (in) O.C.		
	12"	16"	24"	12"	16"	24"
2" x 6"	12' 9"	11' 6"	10' 5"	11' 1"	10' 1"	9' 9"
2" x 8"	16' 9"	15' 2"	13' 3"	14' 7"	13' 3"	11' 7"
2" x 10"	21' 4"	19' 5"	17' 9"	18' 8"	17' 0"	14' 9"
2" x 12"	26' 0"	23' 7"	20' 8"	22' 9"	20' 8"	18' 0"

LINTELS

DOOR WIDTH	LINTELS FOR WOOD FRAMING		LINTELS FOR BRICK VENEER 4"		LINTELS FOR SOLID MASONRY 8"	
	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF
UP TO 9' 9"	2/2" x 8"	2/2" x 10"	2/2" x 6" - ANGLE 5"x3 1/2"x5/16"	2/2" x 10" - ANGLE 5"x3 1/2"x5/16"	2 ANGLES 6" x 4" x 3/8"	W 8"x15.5" PLATE 8" x 3/8"
UP TO 16' 0"	2/2" x 10"	4/2" x 12" OR 2-1 3/4" x 12" LBE LVL	W 8"x15.5" PLATE 8"x3/8"	W 8"x15.5" PLATE 8"x3/8"	MUST BE DESIGNED	MUST BE DESIGNED

GENERAL NOTES

- ALL LUMBER TO BE NO. 1&2 SPRUCE OR BETTER
- ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
- ROOF LOAD DESIGN 21 LB/SQ.FT OR 31 LB/SQ.FT
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
- IF GARAGE WALL IS LESS THAN 2' 0" TO THE PROPERTY LINE PROVIDE 5/8" TYPE 'X' DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED IN GARAGE WALLS LESS THAN 3' 11" FROM PROPERTY LINE.
- FOR ONE STOREY WOOD FRAME DETACHED GARAGES LESS THAN 55M2. AN ALTERNATE FOOTING MAY BE USED, SEE DETAIL SHEET G02c
- GARAGE SLAB SHALL BE 4650 psi CONCRETE W/ 5% - 8% AIR ENTRAINMENT SLOPED TO DRAIN TO THE OUTSIDE.
- ROOF SHEATHING SHALL BE MIN. 3/8" PLYWOOD PROVIDE 'H' CLIPS IF RAFTERS OR JOISTS ARE SPACED GREATER THAN 16' O.C.
- PROVIDE A LIGHT FIXTURE IN THE GARAGE.
- STEEL BEAMS TO BE SUPPORTED BY SOLID MASONRY (8" BEARING ON MASONRY OR 3" DIA. STEEL COLUMN).
- LINTELS AND BEAMS TO BE DESIGNED BY A QUALIFIED PERSON FOR SPANS GREATER THAN 16' 0"