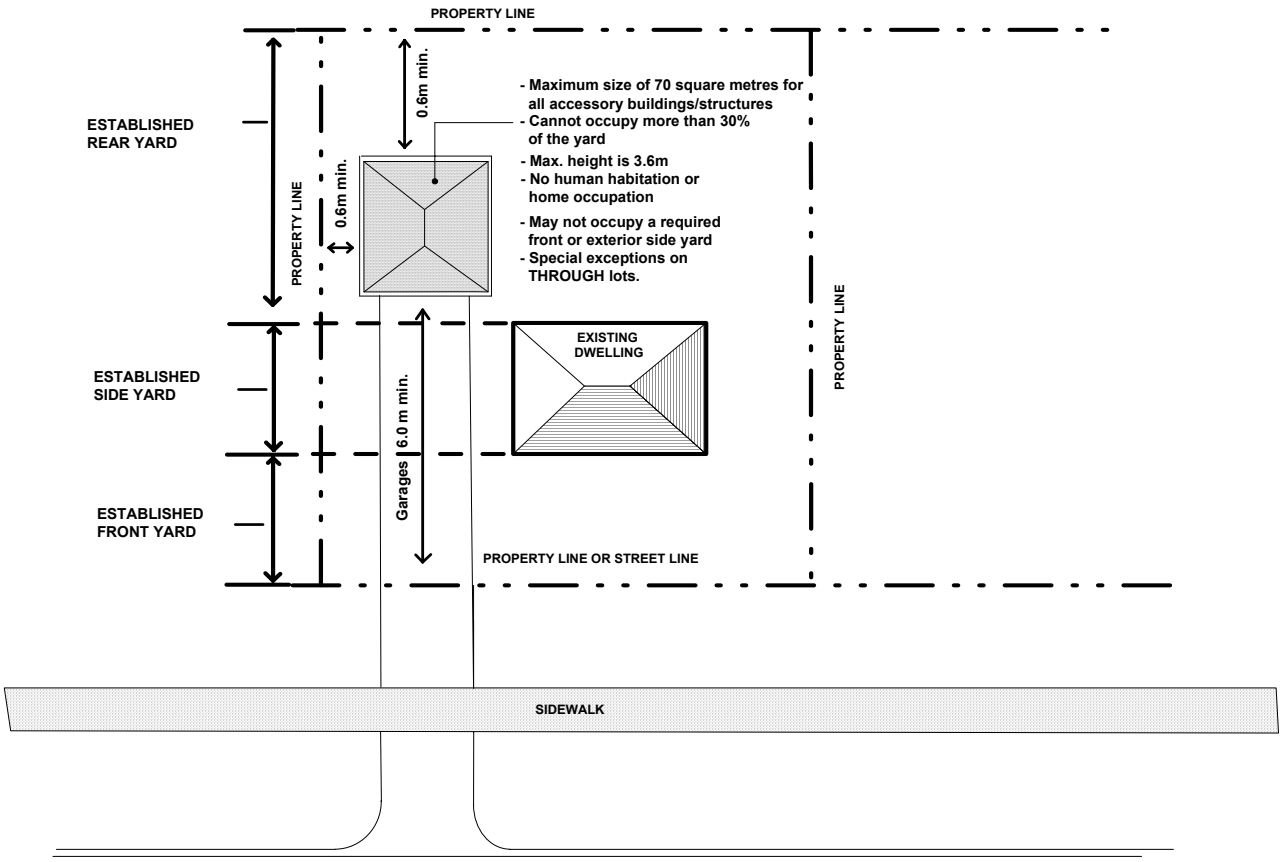
GARAGES AND ACCESSORY BUILDINGS IN THE REAR YARD IN RESIDENTIAL ZONES



This information is based on City of Guelph Zoning By-law (1995)-14864

- Accessory structures over 107 square feet require a building permit.
- This information is provided as a general guide only to the regulations in effect at date of printing. Call the Zoning Office for possible regulations specific to your property.
- Refer to your survey for location of property lines.
- "Street line" means the property line adjacent to the street.

Building Services

T 519-837-5615
F 519-822-4632
E building@guelph.ca

Oct 2010

REQUIREMENTS TO OBTAIN A BUILDING PERMIT FOR ACCESSORY STRUCTURES

(i.e.: DETACHED GARAGE/SHED)

- Permit Application Form (complete and signed)
- All applicable fees
- A survey plan/site plan drawn to scale, illustrating the following:
  - All existing buildings/structures
  - Proposed location of accessory structure
- The following working drawings, drawn to scale:
  - Foundation plan
  - Floor plan
  - All elevations
  - Cross section

  (Refer to attached sample drawings)

Notes:

1. The attached drawings are **not** to be used for construction.
2. These drawings are for sample purposes only.
3. Do **not** submit these drawings as a part of your permit application.
4. Drawings submitted for permit application shall be drawn to a recognizable scale (ie: ¼"=1'-0")
5. Refer to the Guelph Zoning By-Law for zoning requirements.

Building Services

T 519-837-5615
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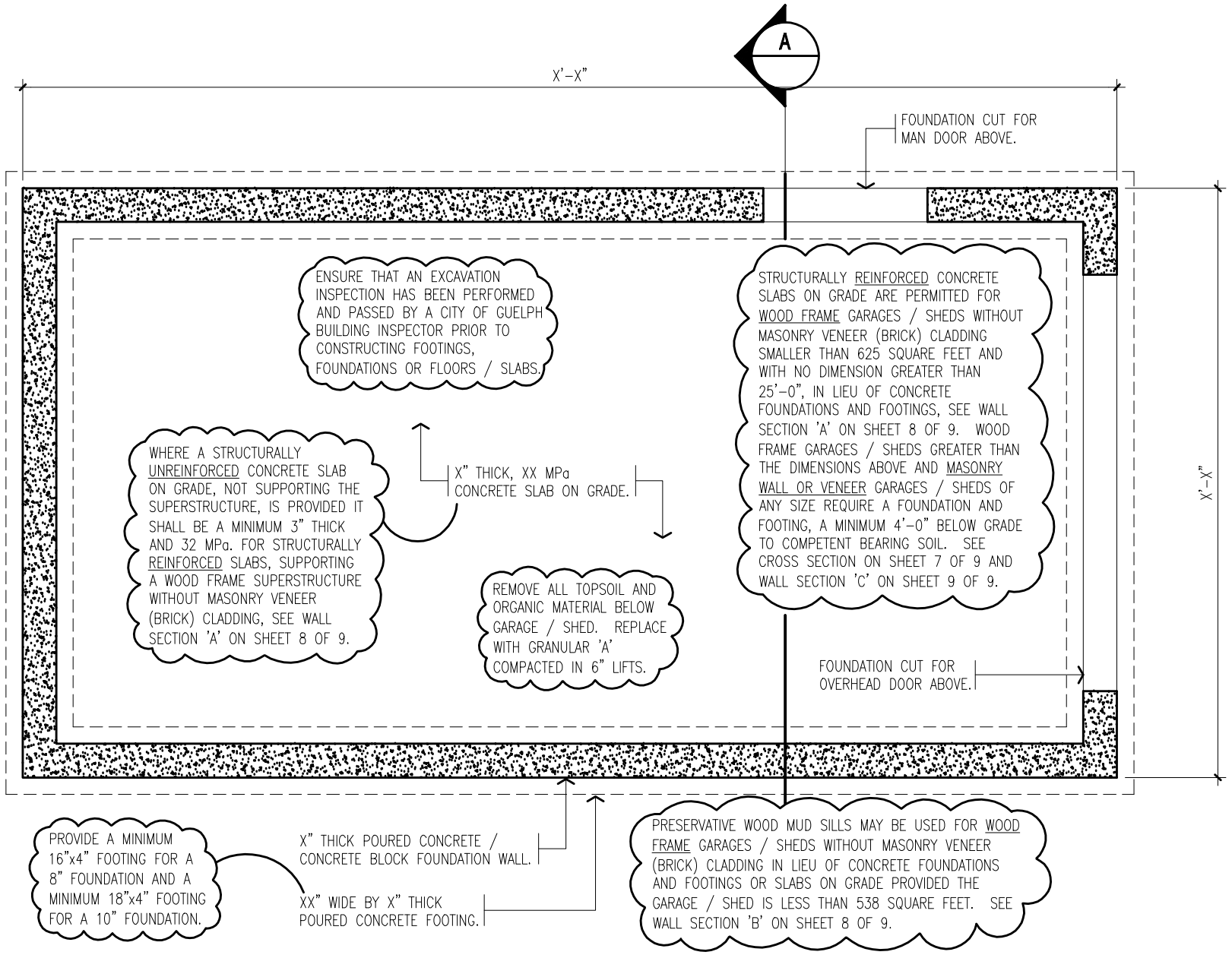
E building@guelph.ca

February, 2008

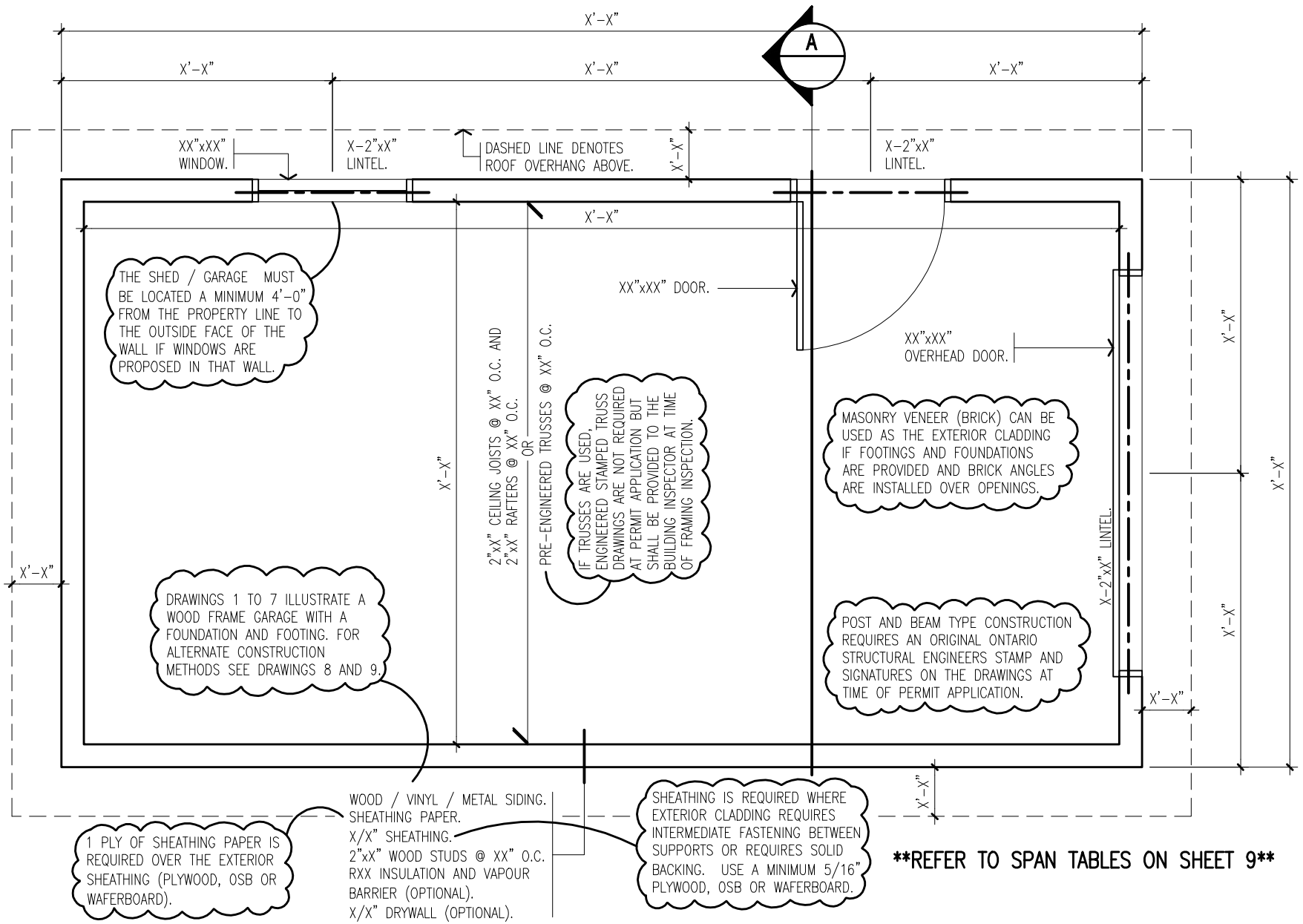


CITY OF GUELPH

GARAGE / SHED - FOUNDATION PLAN

SCALE: 3/8"=1'-0"
DATE: AUGUST, 2007

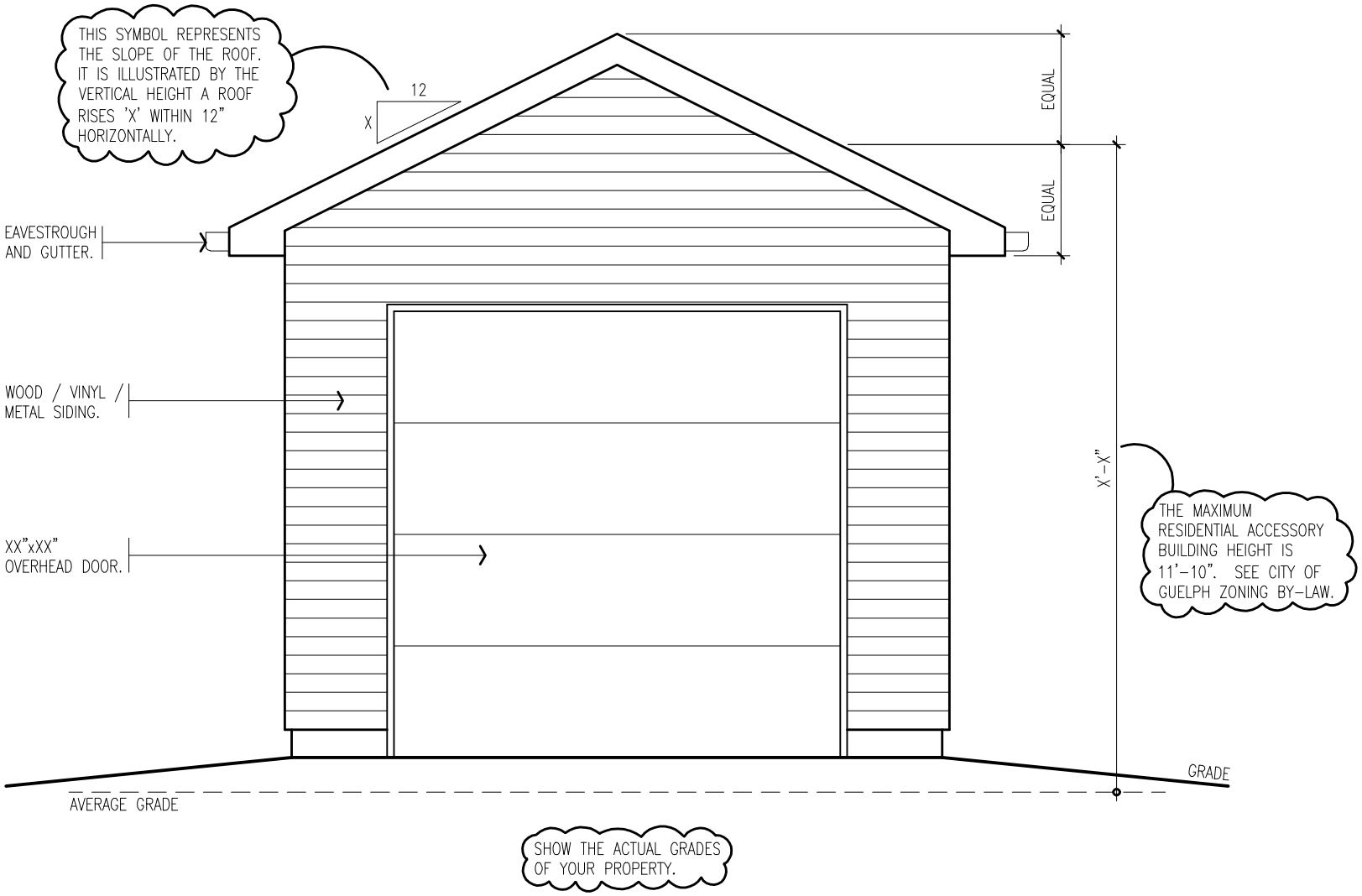
1 OF 9



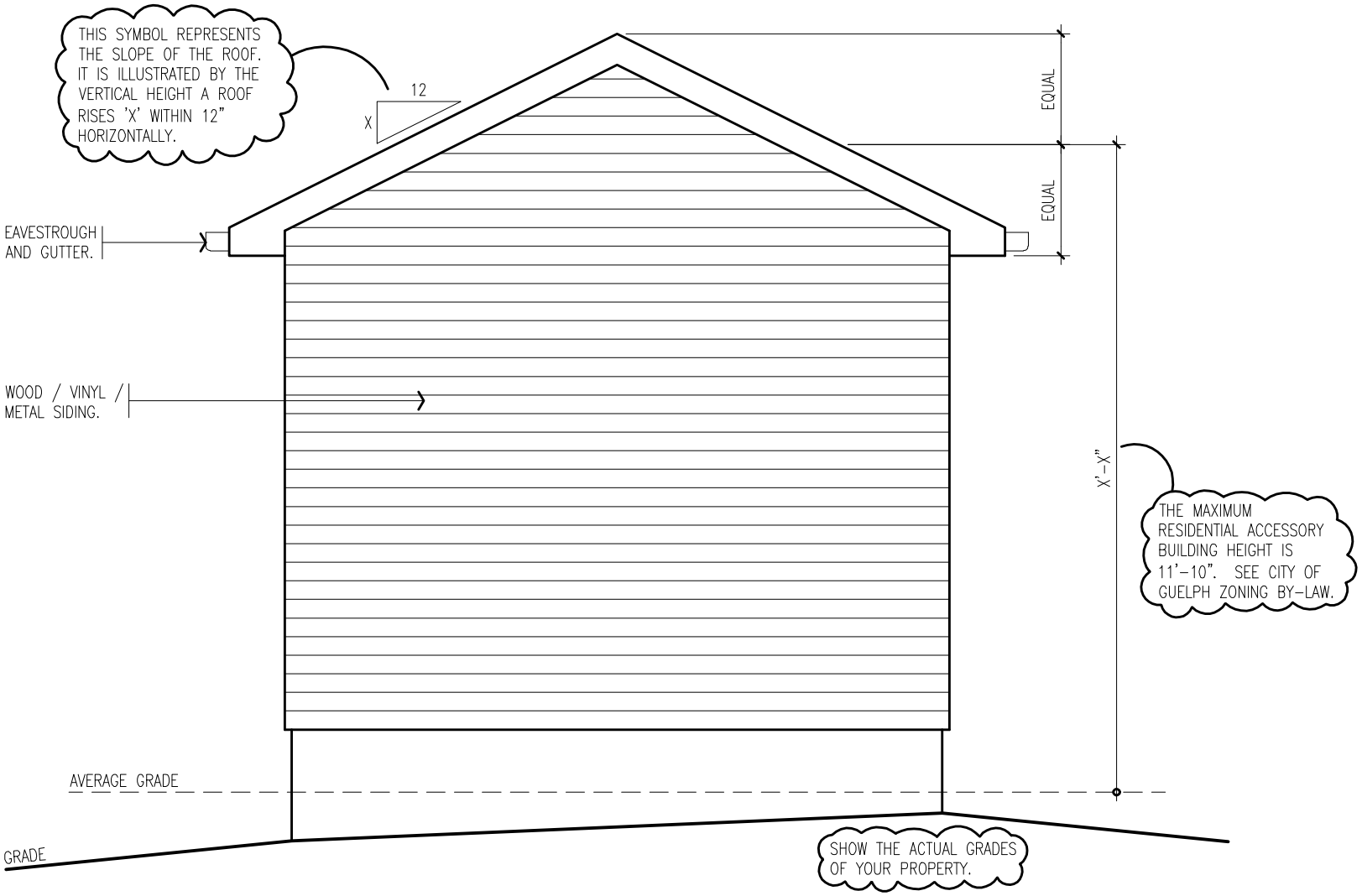
CITY OF GUELPH

GARAGE / SHED - FLOOR PLAN

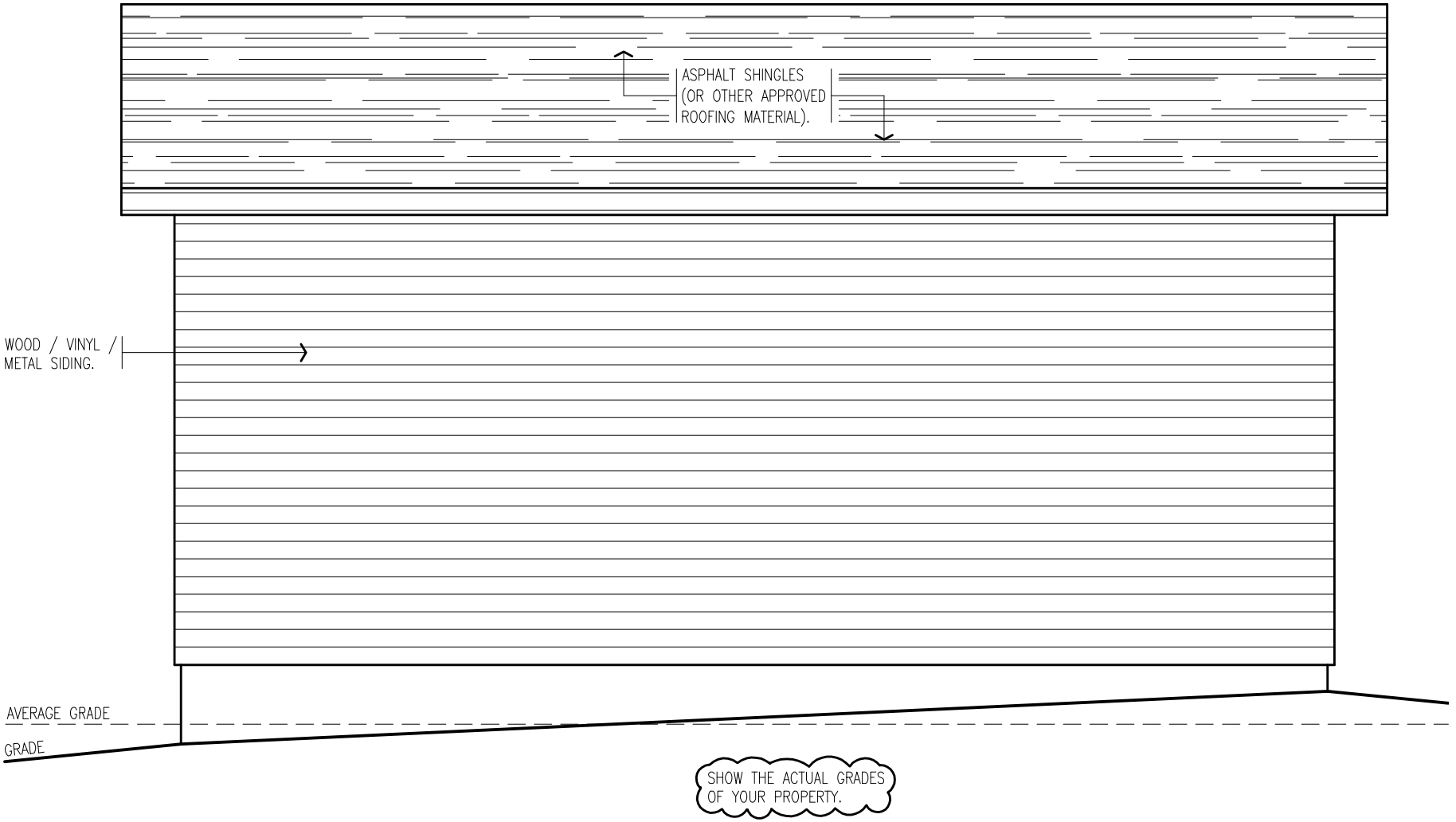
SCALE: 3/8"=1'-0"
DATE: AUGUST, 2007



CITY OF GUELPH	GARAGE / SHED - FRONT ELEVATION	SCALE: 3/8"=1'-0" DATE: AUGUST, 2007	3 OF 9



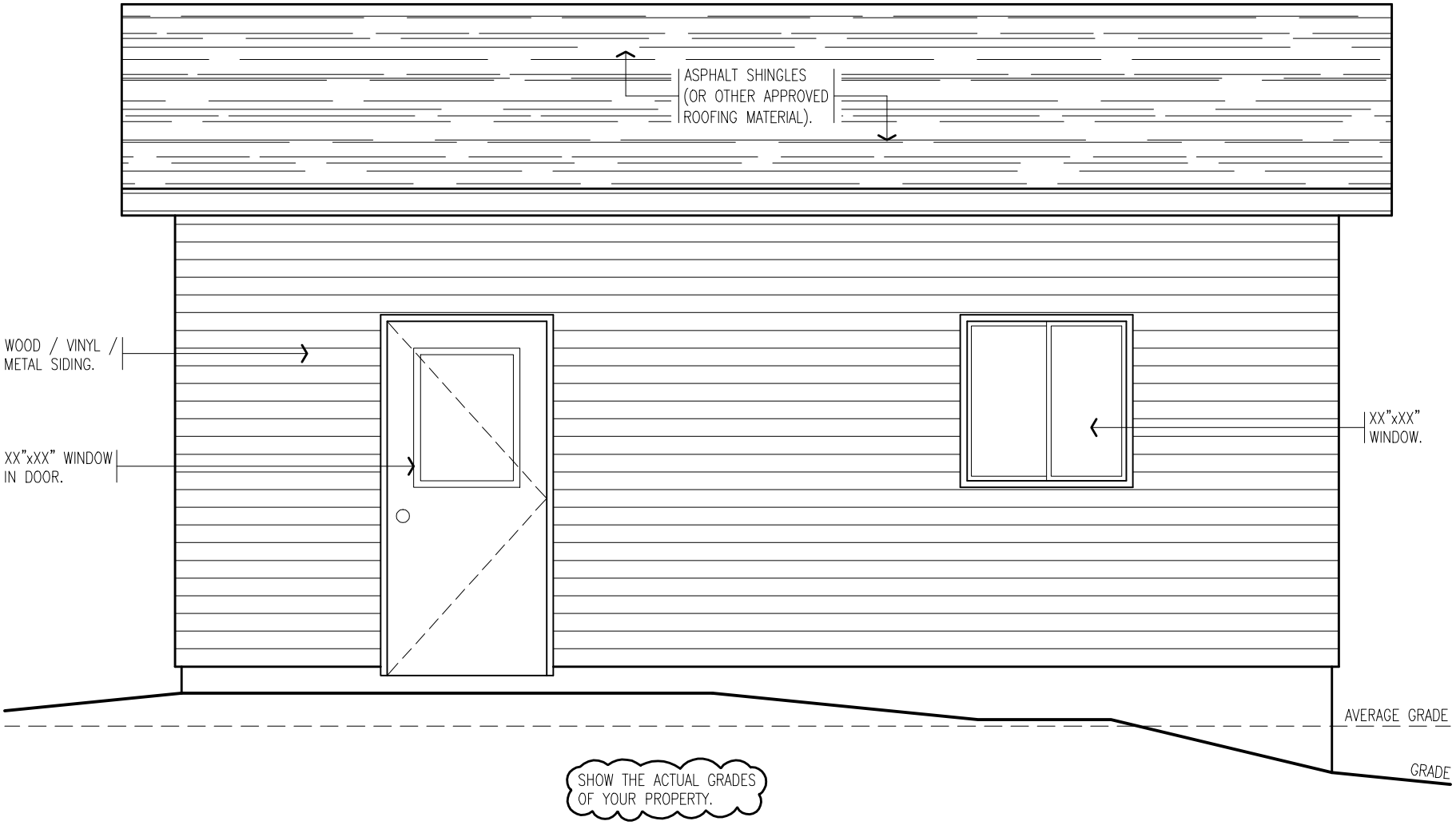
CITY OF GUELPH	GARAGE / SHED - BACK ELEVATION	SCALE: 3/8"=1'-0" DATE: AUGUST, 2007	4 OF 9



CITY OF GUELPH

GARAGE / SHED - LEFT ELEVATION

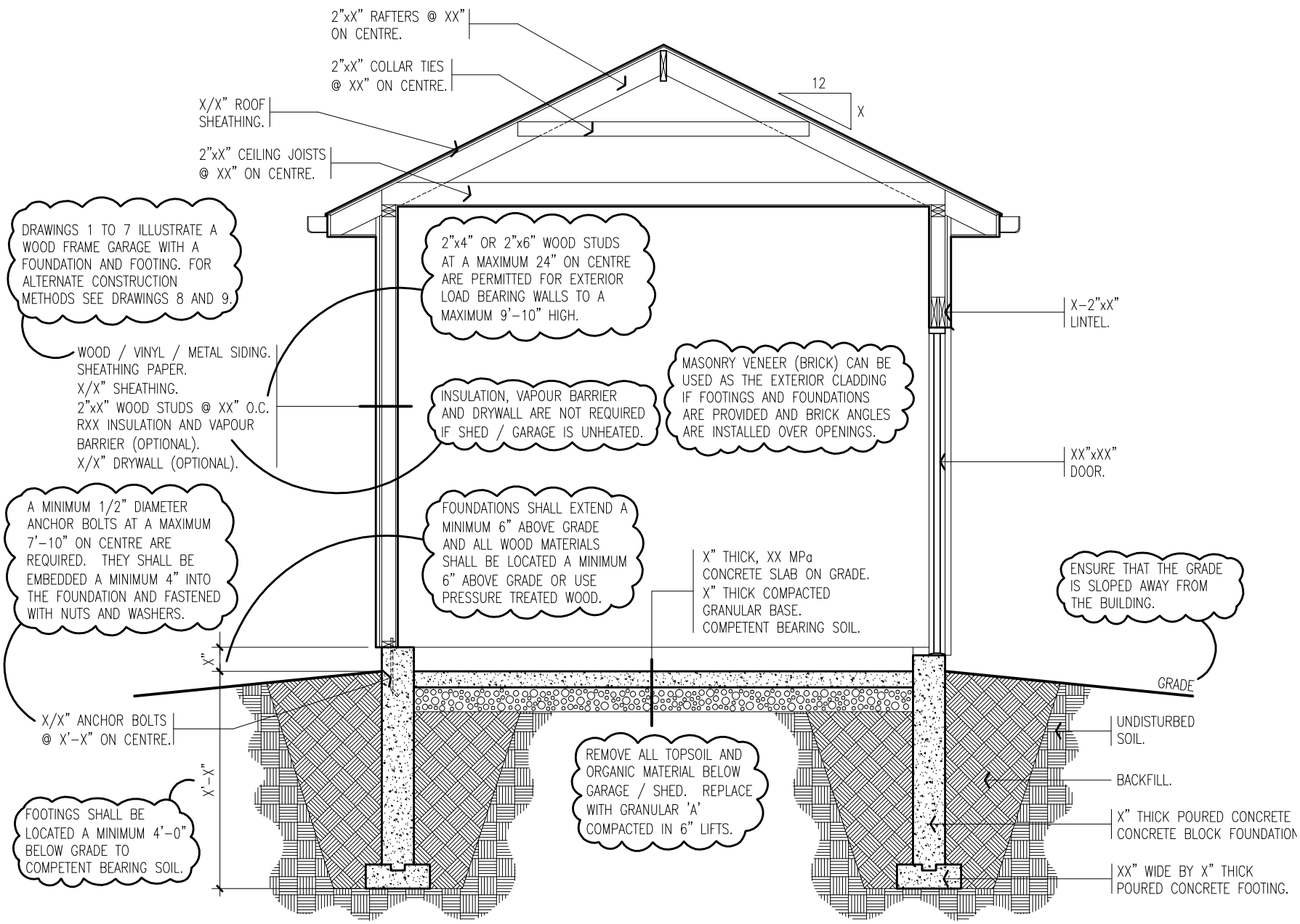
SCALE: 3/8"=1'-0"
DATE: AUGUST, 2007



CITY OF GUELPH

GARAGE / SHED - RIGHT ELEVATION

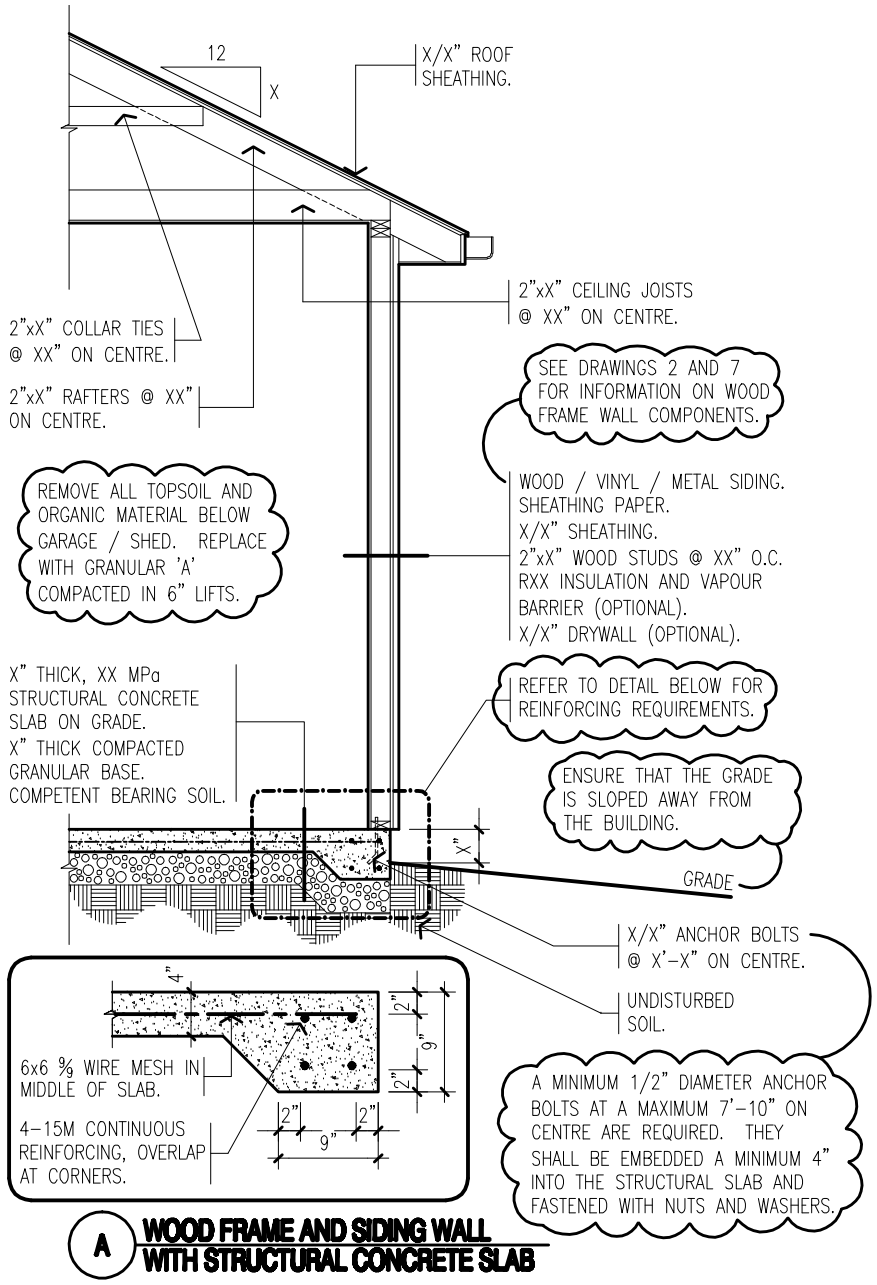
SCALE: 3/8"=1'-0"
DATE: AUGUST, 2007



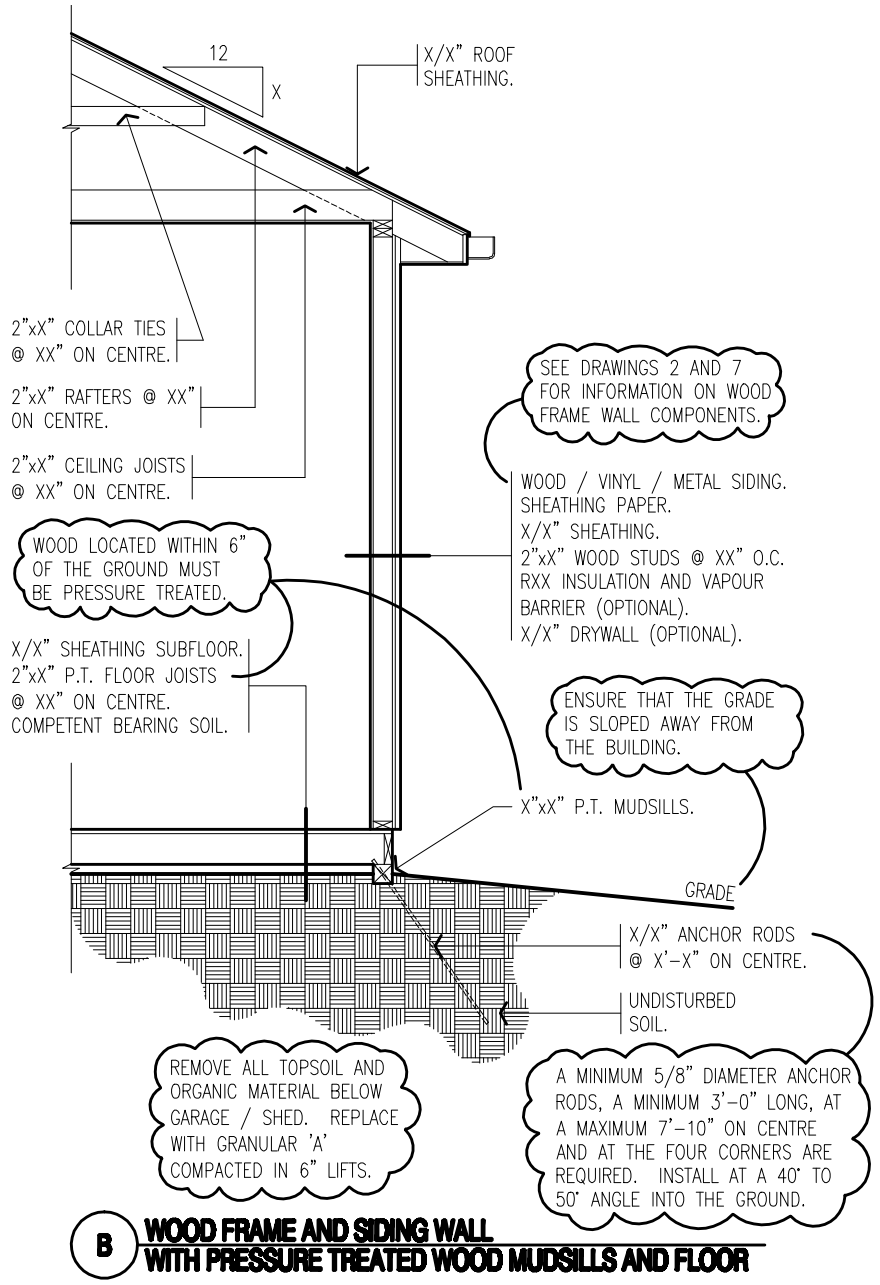
CITY OF GUELPH

GARAGE / SHED - CROSS SECTION

SCALE: 3/8"=1'-0"
DATE: AUGUST, 2007



A **WOOD FRAME AND SIDING WALL WITH STRUCTURAL CONCRETE SLAB**

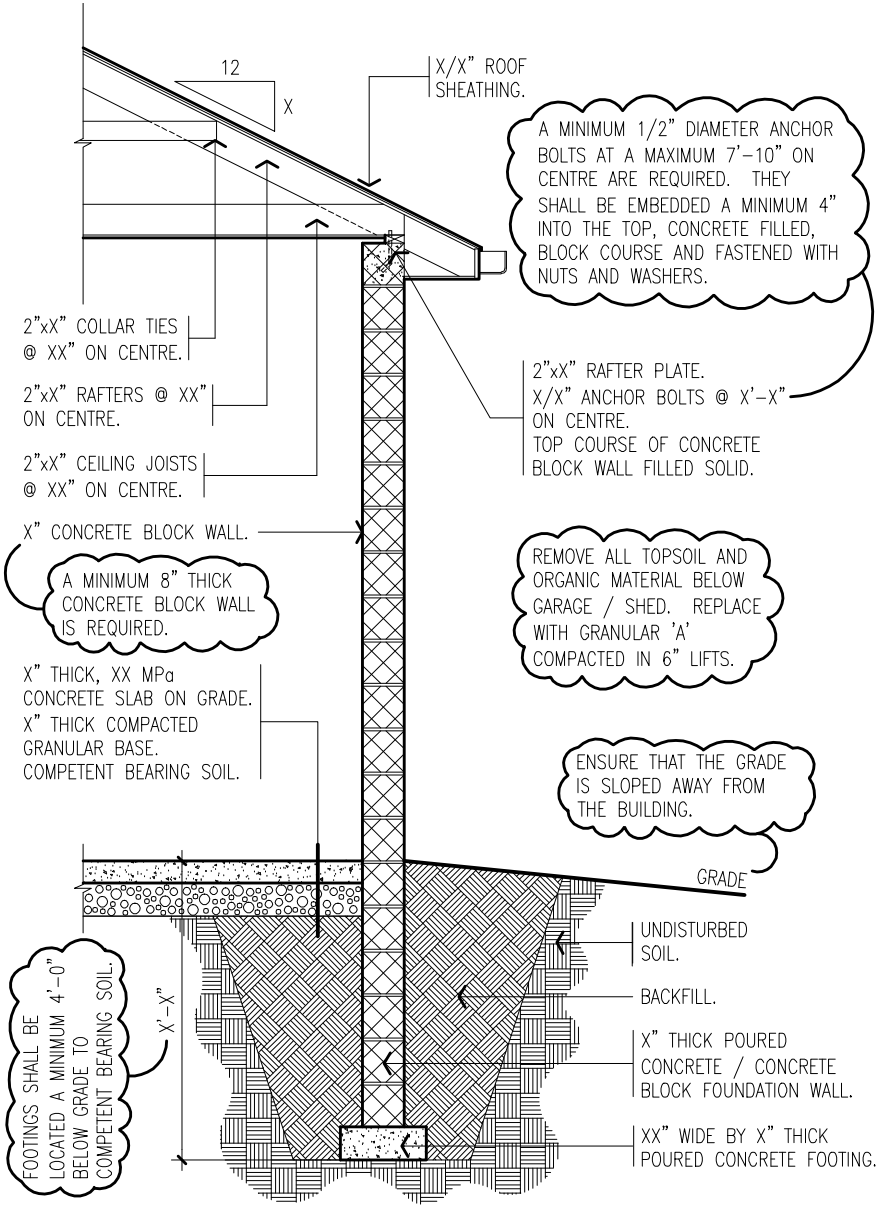


B **WOOD FRAME AND SIDING WALL WITH PRESSURE TREATED WOOD MUDSILLS AND FLOOR**

CITY OF GUELPH

GARAGE / SHED - ALTERNATE CONSTRUCTION

SCALE: 3/8"=1'-0"
DATE: AUGUST, 2007



C **CONCRETE BLOCK WALL AND FOUNDATION WITH CONCRETE FOOTING**

FLOOR JOIST SPRUCE-PINE-FIR #1 & #2	2"x6" SPACING - ON CENTRE			2"x8" SPACING - ON CENTRE			2"x10" SPACING - ON CENTRE		
	12"	16"	24"	12"	16"	24"	12"	16"	24"
STRAPPING	9'-7"	8'-11"	8'-2"	11'-7"	11'-0"	10'-6"	13'-8"	13'-0"	12'-5"
BRIDGING	10'-4"	9'-5"	8'-2"	12'-6"	11'-9"	10'-9"	14'-7"	13'-8"	12'-11"
BRIDGING & STRAPPING	10'-4"	9'-5"	8'-2"	13'-2"	12'-3"	10'-9"	15'-2"	14'-2"	13'-2"

ROOF FRAMING SPRUCE-PINE-FIR #1 & #2 NOMINAL JOIST SIZE	CEILING JOISTS SPACING - ON CENTRE			ROOF JOISTS SPACING - ON CENTRE			ROOF RAFTERS SPACING - ON CENTRE		
	12"	16"	24"	12"	16"	24"	12"	16"	24"
2"x4"	10'-2"	9'-4"	8'-1"	7'-1"	6'-5"	5'-7"	8'-11"	8'-1"	7'-1"
2"x5"	13'-5"	11'-7"	10'-6"	9'-1"	8'-4"	7'-2"	11'-6"	10'-5"	9'-1"
2"x6"	16'-1"	14'-7"	12'-9"	11'-2"	10'-1"	8'-10"	14'-0"	12'-9"	11'-2"
2"x8"	21'-2"	19'-2"	16'-9"	14'-8"	13'-4"	11'-7"	18'-5"	16'-9"	14'-6"
2"x10"	27'-0"	24'-6"	21'-5"	18'-8"	17'-0"	14'-10"	23'-7"	21'-5"	17'-8"
2"x12"	32'-10"	29'-10"	26'-0"	22'-9"	20'-8"	18'-0"	28'-8"	25'-2"	20'-6"

RIDGE BEAM SPRUCE-PINE-FIR #1 & #2 SUPPORTED JOIST LENGTH	2"x8" NUMBER OF MEMBERS			2"x10" NUMBER OF MEMBERS			2"x12" NUMBER OF MEMBERS		
	3-PLY	4-PLY	5-PLY	3-PLY	4-PLY	5-PLY	3-PLY	4-PLY	5-PLY
8'-0"	10'-1"	11'-1"	11'-11"	12'-10"	14'-2"	15'-3"	15'-0"	17'-3"	18'-4"
10'-0"	9'-4"	10'-4"	11'-1"	11'-6"	13'-2"	14'-2"	13'-5"	15'-6"	17'-3"
12'-0"	8'-7"	9'-8"	10'-5"	10'-6"	12'-2"	13'-4"	12'-3"	14'-2"	15'-10"
14'-0"	8'-0"	9'-2"	9'-11"	9'-9"	11'-3"	12'-7"	11'-4"	13'-1"	14'-8"
16'-0"	7'-6"	8'-7"	9'-6"	9'-2"	10'-6"	11'-10"	10'-7"	12'-3"	13'-8"
18'-0"	7'-1"	8'-2"	9'-1"	8'-7"	9'-11"	11'-2"	10'-0"	11'-6"	12'-11"
20'-0"	6'-8"	7'-9"	8'-8"	8'-2"	9'-5"	10'-6"	9'-6"	11'-0"	12'-3"

LINTEL - SPRUCE-PINE-FIR #1 & #2 ROOF & CEILING LOAD ONLY	MAXIMUM SPAN FOR EXTERIOR WALL	LINTEL - SPRUCE-PINE-FIR #1 & #2 ROOF & CEILING LOAD ONLY	MAXIMUM SPAN FOR EXTERIOR WALL
2-2"X4"	3'-8"	3-2"X10"	9'-11"
2-2"X6"	5'-5"	4-2"X10"	11'-6"
2-2"X8"	6'-8"	5-2"X10"	12'-10"
3-2"X8"	8'-2"	2-2"X12"	9'-5"
4-2"X8"	9'-5"	3-2"X12"	11'-7"
5-2"X8"	10'-2"	4-2"X12"	13'-4"
2-2"X10"	8'-1"	5-2"X12"	14'-10"

BRICK ANGLE ANGLE SIZE FOR 4" BRICK	MAXIMUM SPAN FOR EXTERIOR WALL	BRICK ANGLE ANGLE SIZE FOR 4" BRICK	MAXIMUM SPAN FOR EXTERIOR WALL
L-3 1/2"x3 1/2"x1/4"	4'-0"	L-6"x3 1/2"x3/8"	11'-6"
L-3 1/2"x3 1/2"x5/16"	5'-0"	L-6"x4"x7/16"	13'-6"
L-4"x3 1/2"x1/3"	7'-0"	L-7"x4"x7/16"	14'-0"
L-5"x3 1/2"x1/3"	8'-0"	L-8"x4"x7/16"	16'-0"
L-5"x3 1/2"x3/8"	9'-0"		

IF THE GARAGE / SHED COMPONENTS EXCEED THE LIMITS IN THE SPAN TABLES ABOVE AN ORIGINAL ONTARIO STRUCTURAL ENGINEERS STAMP AND SIGNATURE ARE REQUIRED ON THE DRAWINGS AT TIME OF PERMIT APPLICATION.

CITY OF GUELPH | **GARAGE / SHED - ALTERNATE CONSTRUCTION / SPAN TABLES** SCALE: 3/8"=1'-0" DATE: AUGUST, 2007 | **9 OF 9**