

CONSTRUCTION DRAWING GUIDELINES FOR ACCESSORY BUILDINGS

THIS PACKAGE HAS BEEN DESIGNED AS AN AID, AND MUST BE COMPLETED AND SUBMITTED ALONG WITH YOUR BUILDING PERMIT APPLICATION. PLEASE READ EACH OF THE NUMBERED LINES AND PROVIDE THE REQUESTED INFORMATION. AN INCOMPLETE SUBMISSION WILL DELAY THE PROCESSING OF YOUR APPLICATION FOR PERMIT. PLEASE ALLOW SUFFICIENT TIME FOR THE BUILDING DIVISION TO PROCESS YOUR APPLICATION AND DO NOT COMMENCE ANY CONSTRUCTION PRIOR TO THE ISSUANCE OF YOUR BUILDING PERMIT.

INFORMATION REQUIRED FOR PLAN EXAMINATION OF ACCESSORY BUILDINGS

SITE PLAN: IF A SURVEY IS AVAILABLE, PLEASE SUBMIT A COPY OF A CURRENT PLAN OF SURVEY, CERTIFIED BY A REGISTERED ONTARIO LAND SURVEYOR. THE APPLICANT SHALL INCLUDE THE PROPOSED LOCATION OF THE ACCESSORY BUILDING AND ALSO INDICATE THE INTENDED SETBACKS.

IF A SURVEY IS NOT AVAILABLE, THE APPLICANT SHALL COMPLETE DWG. NO. X01 ATTACHED.

IF A REGISTERED LOT GRADING PLAN OR EXISTING SEPTIC TILE BED AFFECTS THIS PROPERTY, THE APPLICANT MUST INDICATE RELEVANT DETAILS ON THE SITE PLAN. ALL ACCESSORY BUILDINGS MUST BE LOCATED AT LEAST 5M (16'-5") FROM SEPTIC DISTRIBUTION PIPING.

1. CHECK BOX FOR PROPOSED CONSTRUCTION: GARAGE STORAGE SHED
 OTHER _____
2. YOUR ACCESSORY BUILDING MUST BE IN THE REAR OR INTERIOR SIDE YARD; SEE EXCERPT BELOW.

EXCERPT FROM THE CITY OF WELLAND ZONING BY-LAW 2667:

ALL ACCESSORY BUILDINGS SHALL BE ERECTED IN THE REAR YARD OR IN THE INTERIOR SIDE YARD AND SHALL BE AT LEAST 3'-0" FROM THE NEAREST LOT LINE OR MAIN BUILDING AND SHALL NOT EXCEED 75% PERCENT OF THE FOOTPRINT OF THE MAIN BUILDING AND 10% OF THE LOT AREA. CORNER LOTS HAVE SPECIAL RESTRICTIONS. *THE DISTANCE STATED ABOVE IS FROM THE NEAREST FOUNDATION WALL OR SLAB TO THE PROPERTY LINE.*

EXCERPT FROM THE ONTARIO BUILDING CODE (OBC):

WHERE A BUILDING IS CONSTRUCTED IN CLOSE PROXIMITY TO EXISTING ABOVE GROUND ELECTRICAL CONDUCTORS OF A VOLTAGE NOT LESS THAN 2.5 kV AND NOT MORE THAN 46 kV, THE BUILDING SHALL NOT BE LOCATED BENEATH THE CONDUCTORS, AND THE HORIZONTAL DISTANCE BETWEEN THE BUILDING AND THE CONDUCTORS SHALL BE NOT LESS THAN 3 METRES (9'-10"), OBC 9.1.5, 3.1.19.1.(1).(2).

FLOOR PLAN: SHALL BE DRAWN TO SCALE AND MUST INCLUDE ALL RESPECTIVE FLOOR PLANS, EXTERIOR AND INTERIOR DIMENSIONS, BEAMS, LINTELS, AND COLUMNS.

3. PLEASE COMPLETE THE REQUIRED INFORMATION ON THE ATTACHED SHEET LABELLED DWG. NO. G10.
4. DOES THE PROPOSED ACCESSORY BUILDING EXCEED 55 M² (592 SF.)? YES NO
SEE EXCERPT BELOW.

EXCERPT FROM THE ONTARIO BUILDING CODE (OBC):

DETACHED GARAGES OF LESS THAN 55 M² (592 SF.) IN FLOOR AREA AND NOT MORE THAN 1 STOREY IN HEIGHT MAY BE SUPPORTED ON WOOD MUD SILLS PROVIDED THE GARAGE IS NOT OF MASONRY OR MASONRY VENEER CONSTRUCTION, ARTICLE 9.35.3.3.

FOUNDATION DEPTHS REQUIRED DO NOT APPLY TO FOUNDATIONS FOR BUILDINGS OF OTHER THAN MASONRY OR MASONRY VENEER CONSTRUCTION WHOSE SUPERSTRUCTURE WILL BE DAMAGED BY DIFFERENTIAL SOIL MOVEMENT AND USED AS ACCESSORY BUILDINGS OF NOT MORE THAN 1 STOREY IN BUILDING HEIGHT AND NOT MORE THAN 55 M² (592 SF.) IN BUILDING AREA, SENTENCE 9.12.2.2.(6).(b).



DETAIL

ACCESSORY
BUILDINGS

PERMIT
APPLICATION #

REVIEWED BY:

DATE:

DWG. NO.

X02

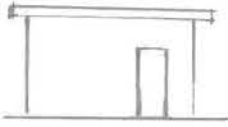
Oct 2011

NOTE: FLOATING SLABS MAY BE USED FOR BUILDINGS LESS THAN 55M² (592 SF) IN AREA AND DESCRIBED ABOVE. PROPOSED SLABS GREATER THAN 55M² ARE PERMITTED, BUT MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.

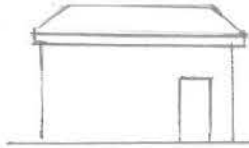
5. DIMENSION LENGTH AND WIDTH OF BUILDING.
6. INDICATE LOCATION OF DOORS AND WINDOWS ON BOTH PLAN AND ELEVATIONS.
7. LABEL PROPOSED SIZES OF WOOD LINTELS OVER OPENINGS; REFER TO DWG. NO. G01b.
8. TYPE OF ROOF CONSTRUCTION: CONVENTIONAL FRAMING PRE-ENGINEERED TRUSSES.

ELEVATIONS: SHALL BE DRAWN TO SCALE ILLUSTRATING ALL ELEVATIONS, LOCATION AND SIZE OF WINDOWS AND DOORS, AND ALL EXTERIOR BUILDING MATERIALS.

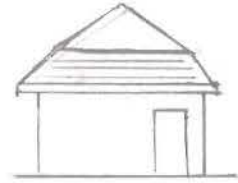
9. CHECK BOX FOR PROPOSED TYPE OF ROOF CONSTRUCTION.



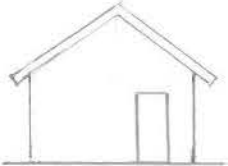
FLAT ROOF



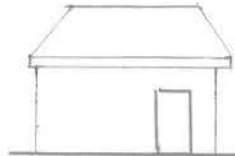
RAISED FLAT ROOF



MANSARD ROOF



GABLE ROOF



HIP OR COTTAGE ROOF



GAMBREL ROOF
(APPROVED TRUSSES REQUIRED)

10. PROVIDE ELEVATIONS IN THE SPACE PROVIDED BELOW.

FRONT

LEFT SIDE

REAR

RIGHT SIDE

11. INDICATE LOCATION AND SIZE OF MANDOOR(S), WINDOW(S), AND OVERHEAD DOOR(S).
12. INDICATE TOTAL HEIGHT OF BUILDING; SEE EXCERPT BELOW.

EXCERPT FROM CITY OF WELLAND ZONING BY-LAW 2667:

NO ACCESSORY BUILDING WITH A MANSARD, GAMBREL, GABLE, HIP (COTTAGE), OR ANY OTHER STYLE OF ROOF SHALL EXCEED A HEIGHT OF 13'-1".

NO ACCESSORY BUILDING WITH A FLAT ROOF SHALL EXCEED A HEIGHT OF 9'-10".



DETAIL

ACCESSORY BUILDINGS

PERMIT APPLICATION #

REVIEWED BY:

DATE:

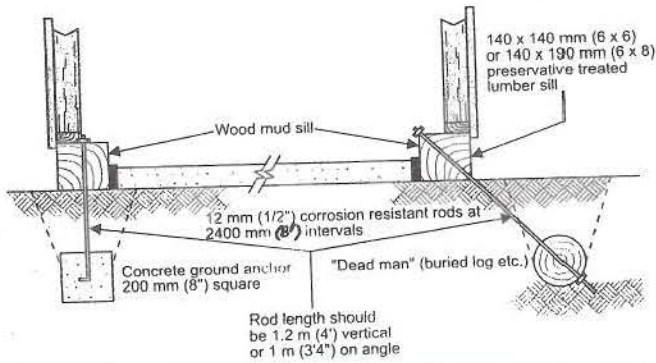
DWG. NO.

X03

Oct 2011

SECTION: SHALL BE DRAWN ILLUSTRATING WALL, ROOF, CEILING AND FLOOR CONSTRUCTION, FOUNDATION DETAILS.

13. PLEASE REFER TO THE SHEET LABELLED **DWG. NO. G02c**. THE INFORMATION PROVIDED ON THIS PARTICULAR DRAWING ESTABLISHES THE MINIMUM REQUIREMENTS OF THE ONTARIO BUILDING CODE.
14. TYPE OF FOUNDATION: TYPICAL (footing) FLOATING SLAB MUD SILL (small sheds)
FOR TYPICAL MUD SILL DETAIL AND ANCHORAGE REFER TO SKETCH BELOW.



MUD SILL DETAIL
(SMALL SHEDS)

15. ADDITIONAL DRAWINGS FOR BRICK VENEER DETAILS (**DWG. NO. G02d**) AND SOLID MASONRY DETAILS (**DWG. NO. G02e**) ARE AVAILABLE UPON REQUEST.
16. THE SIZE AND SPACING OF THE WALL TIES INDICATED ON THE GABLE ROOF SECTION (**DWG. NO. G02A**) CANNOT SUPPORT DRYWALL SHEATHING OR STORAGE OF MATERIALS.
17. INDICATE THE HEIGHT OF THE WALL TOP PLATE ON THE SECTION FOUND ON **DWG. NO. G02a**.
18. INDICATE ROOF SLOPE ON EITHER SECTION.

FOR OFFICE USE ONLY:

THIS DRAWING HAS BEEN REVIEWED FOR CONSTRUCTION BY:

PLAN EXAMINER _____ ON _____

REVIEW FROM THE INTEGRATED SERVICES - BUILDING DIVISION OF ANY PLAN OR DOCUMENT SHALL NOT BE CONSTRUED AS RELIEVING THE APPLICANT OR HIS AGENT OF ANY RESPONSIBILITY UNDER THE ONTARIO BUILDING CODE. NOTWITHSTANDING THE AMOUNT OF INFORMATION FORWARDED TO THIS DEPARTMENT, THE CONSTRUCTION DRAWINGS OR CORRECTIONS MADE TO SUCH DRAWINGS BY THIS DIVISION, THE BUILDING CONCERNED IN THE APPLICATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (OBC 2006) AND ANY OTHER APPLICABLE LAWS.

THESE DRAWINGS MUST BE KEPT AT JOB SITE. PLAN EXAMINATION REPORT (IF ATTACHED) FORMS PART OF PERMIT ISSUANCE.

M. MANTESSO, P. ENG.
CHIEF BUILDING OFFICIAL _____ ON _____



DETAIL

ACCESSORY BUILDINGS

PERMIT APPLICATION #

REVIEWED BY:

DATE:

DWG. NO.

X04

Oct 2011



SITE PLAN

A photocopy of a survey with the information required in 1-7 below marked on the copy is the preferred submission. If a survey does not exist, Applicant must provide an accurate sketch on this sheet.

INFORMATION REQUIRED ON SITE PLAN

1. Draw to scale and dimension the following information:
 - provide dimensions of existing lot size
 - provide setbacks* and dimensions of all existing buildings
 - show setbacks* and dimensions of proposed building/addition
 - show driveway location (indicate existing or new)
 - show existing or proposed sanitary sewer, water service and septic tile bed, including sizes if known
2. Label type of building.
3. Show existing street names.
4. If corner lot, indicate location of main door entrance to house.
5. locate iron bars and verify dimensions on site.
6. Show any existing "above ground electrical conductors" (hydro wires) over lot.
7. Show north arrow.

SURFACE DRAINAGE REQUIREMENTS

- 9.14.6.1 The building shall be located and the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties.
- 9.14.6.2 Surface drainage shall be directed away from the location of a water supply well or septic tank disposal bed.
- 9.14.6.4 Where runoff water from a driveway is likely to accumulate or enter a garage, a catchbasin shall be installed to provide adequate drainage.
- 9.26.18.2 Where downspouts are provided and are not connected to a sewer, extensions shall be provided to carry rain water away from the building in a manner which will prevent soil erosion.
- 9.14.5 Sump discharge shall outlet on the subject property.

*Setback means the distance of the building foundation to the property line.



DETAIL

SITE PLAN
WHERE NO SURVEY EXISTS

PERMIT APPLICATION #

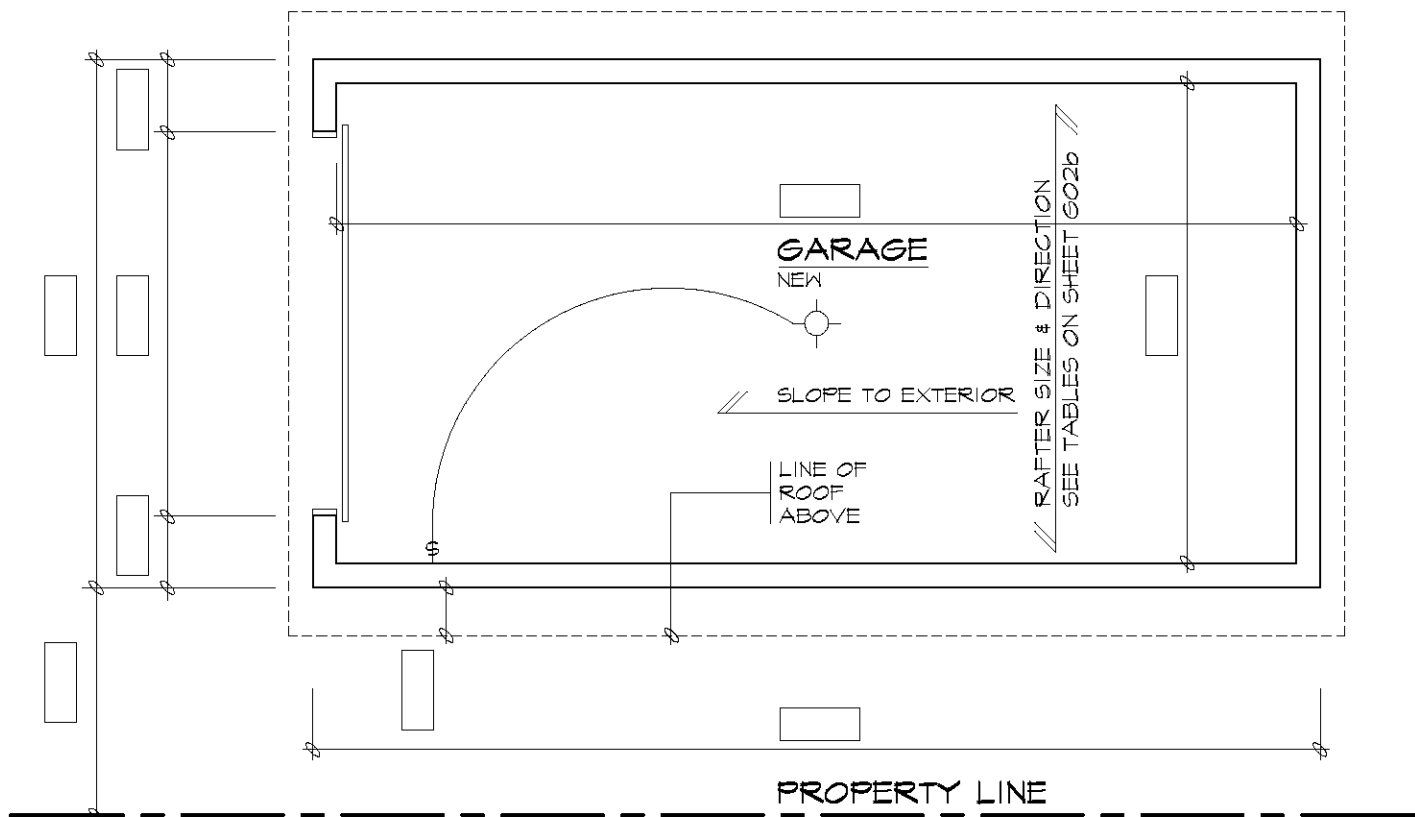
REVIEWED BY:

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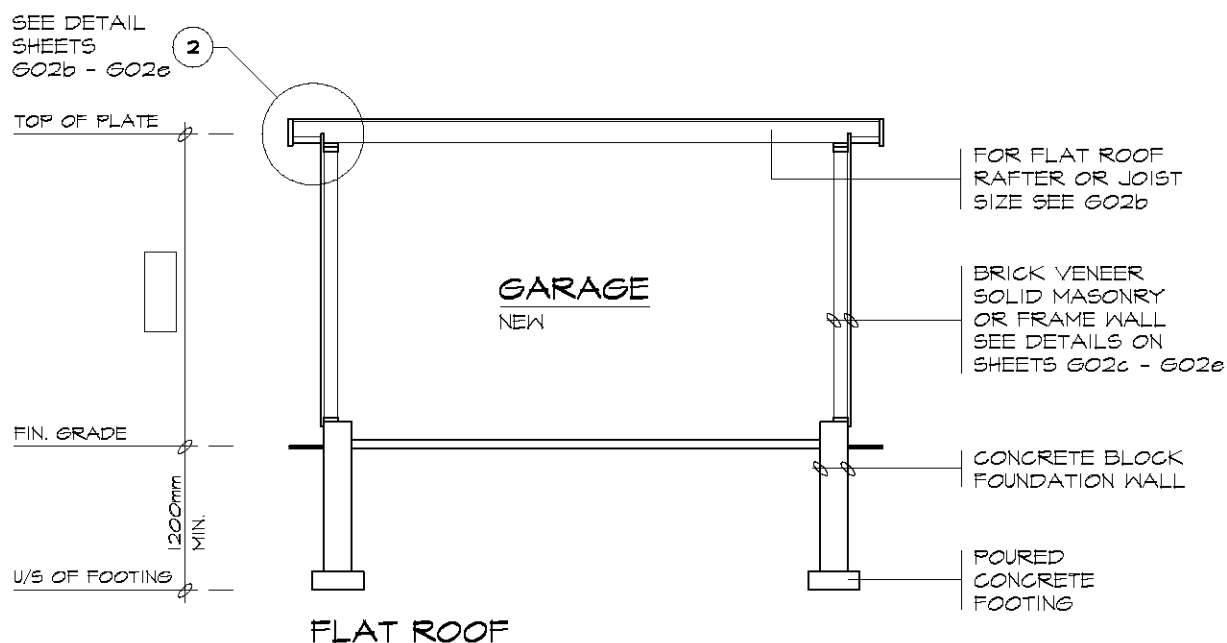
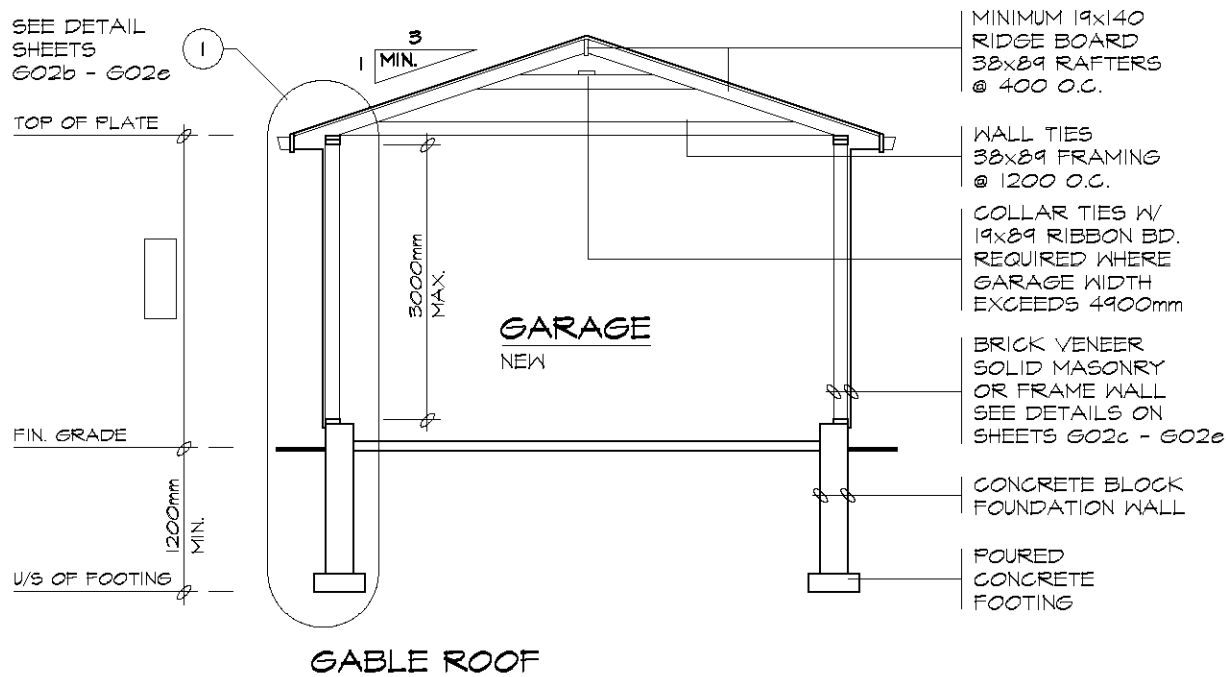
DWG. NO.

X01

Jan. 2007



GARAGE PLAN (PROVIDE DIMENSIONS IN BOXES)



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

MAXIMUM CLEAR SPAN (M)						
RAFTER SIZE	ROOF SNOW LOAD 1.0kPa			ROOF SNOW LOAD 1.5kPa		
	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 (FLAT ROOF - WHERE CEILING IS INSTALLED)

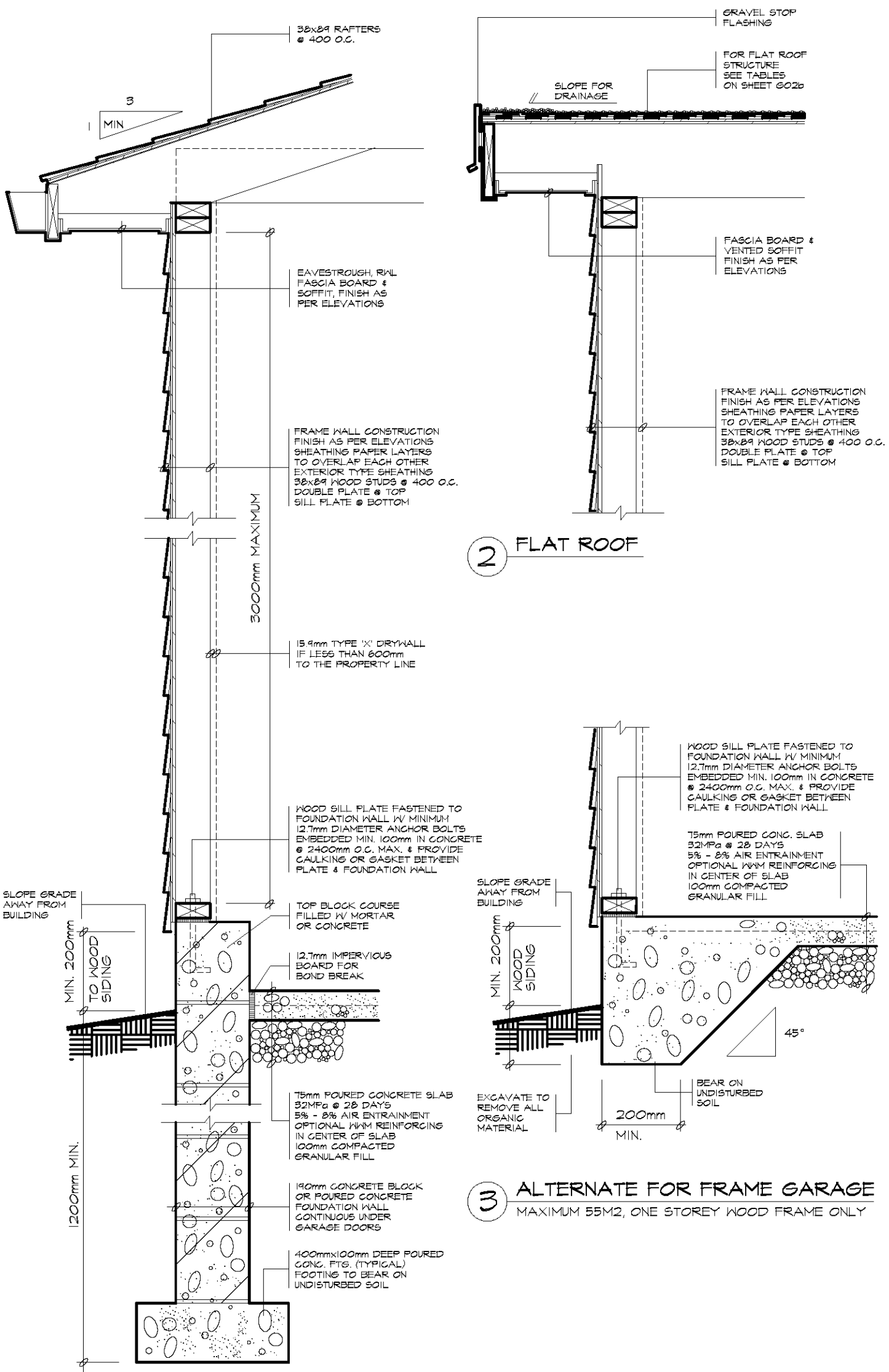
MAXIMUM CLEAR SPAN (M)						
JOIST SIZE	ROOF SNOW LOAD 1.0kPa			ROOF SNOW LOAD 1.5kPa		
	JOIST SPACING (mm) O.C.			JOIST SPACING (mm) O.C.		
	300	400	600	300	400	600
38x140	3.89	3.53	3.03	3.40	3.03	2.69
38x184	5.11	4.64	4.05	4.46	4.05	3.54
38x235	6.52	5.93	5.18	5.70	5.18	4.52
38x286	7.94	7.21	6.30	6.94	6.30	5.50

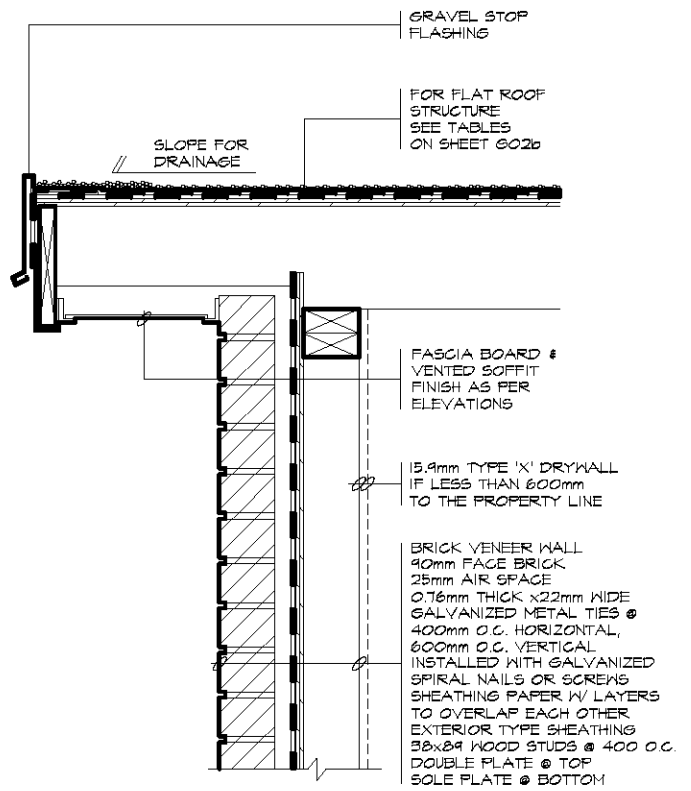
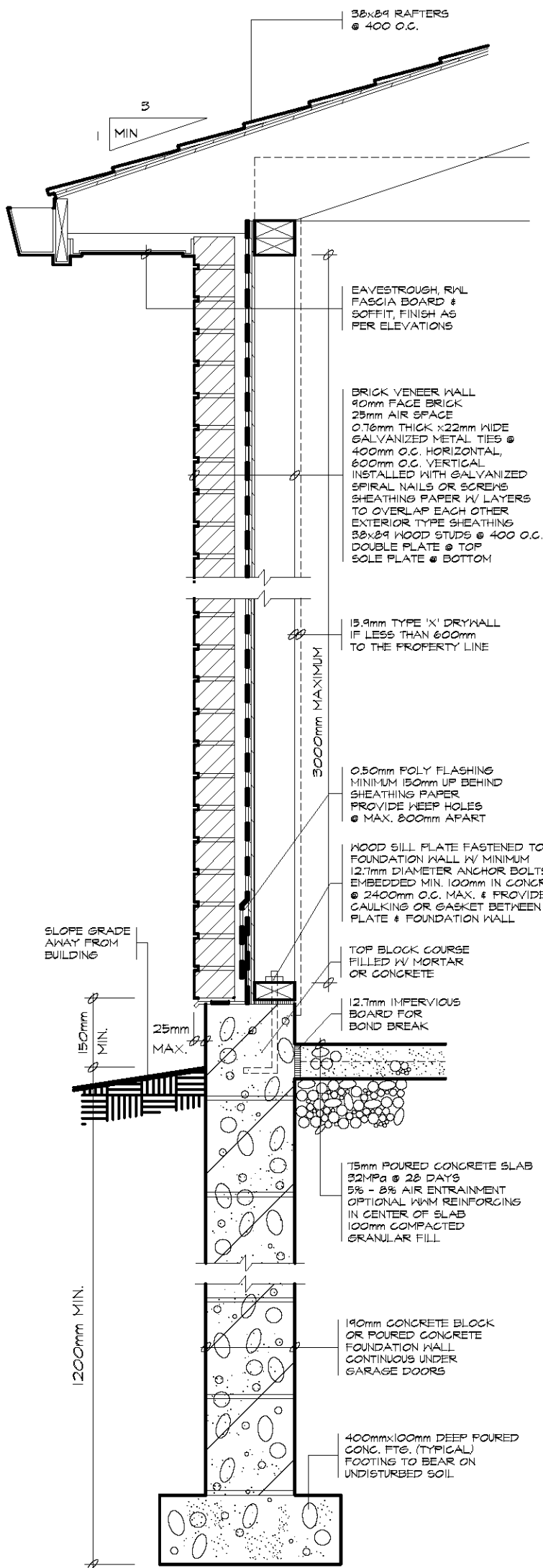
LINTELS

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	4/38x286 OR 2- 45x300 1.9E LVL	W200x27 + PLATE 200x10	W200x27 + PLATE 200x10	MUST BE DESIGNED	MUST BE DESIGNED

GENERAL NOTES

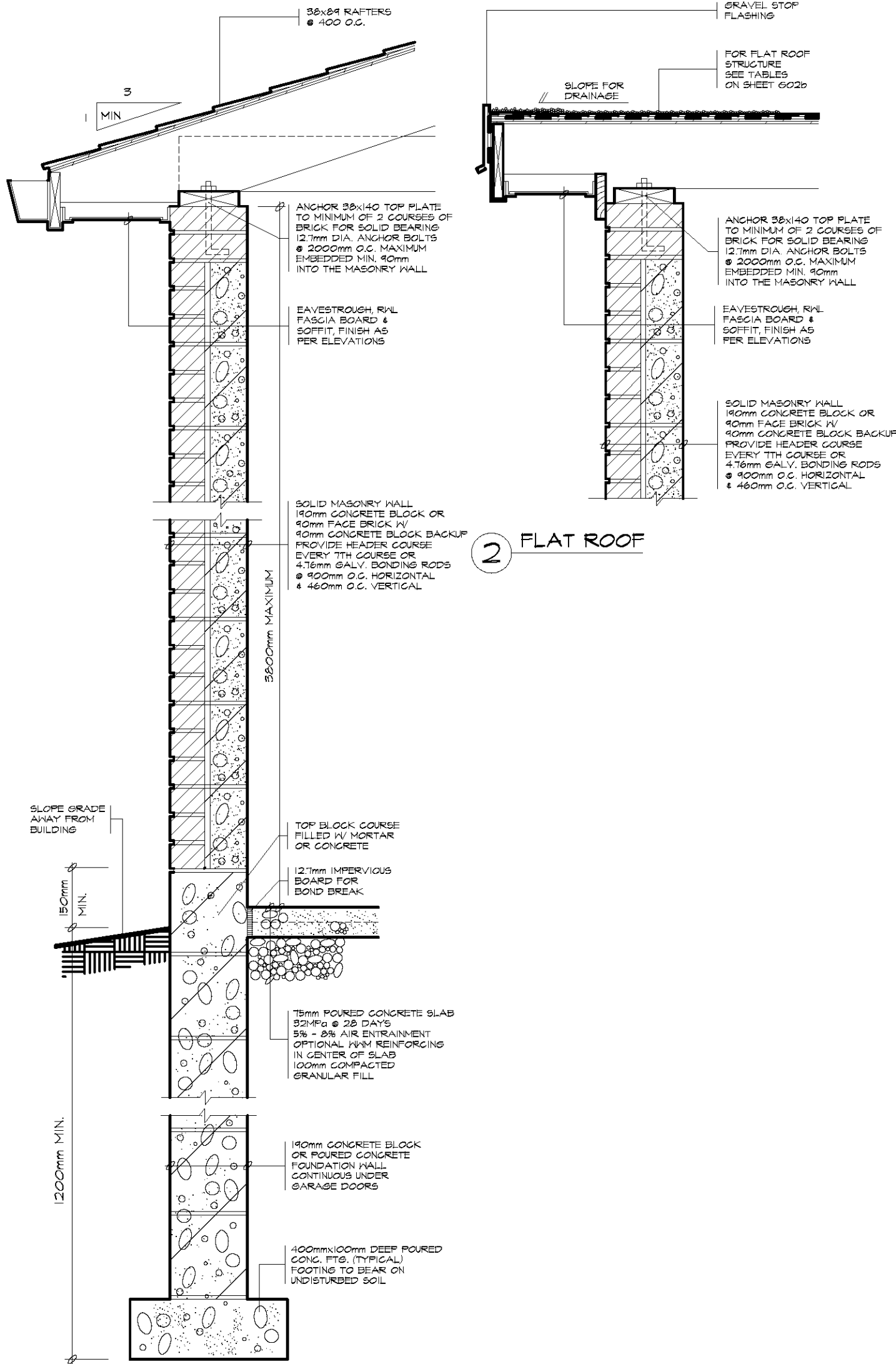
- ALL LUMBER TO BE NO. 1&2 SPRUCE OR BETTER
- ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
- ROOF LOAD DESIGN 1.0 kPa OR 1.5 kPa
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
- IF GARAGE WALL IS LESS THAN 600mm TO THE PROPERTY LINE PROVIDE 15.9mm TYPE 'X' DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED IN GARAGE WALLS LESS THAN 1200mm FROM PROPERTY LINE.
- FOR ONE STOREY WOOD FRAME DETACHED GARAGES LESS THAN 55M². AN ALTERNATE FOOTING MAY BE USED, SEE DETAIL SHEET G02c
- GARAGE SLAB SHALL BE 32 Mpa CONCRETE W/ 5% - 8% AIR ENTRAINMENT SLOPED TO DRAIN TO THE OUTSIDE.
- ROOF SHEATHING SHALL BE MIN. 9.5mm PLYWOOD PROVIDE 'H' CLIPS IF RAFTERS OR JOISTS ARE SPACED GREATER THAN 400mm O.C.
- PROVIDE A LIGHT FIXTURE IN THE GARAGE.
- STEEL BEAMS TO BE SUPPORTED BY SOLID MASONRY (190mm BEARING ON MASONRY OR 73mm DIA. STEEL COLUMN).
- LINTELS AND BEAMS TO BE DESIGNED BY A QUALIFIED PERSON FOR SPANS GREATER THAN 4900mm





2 FLAT ROOF

1 WALL SECTION



1 WALL SECTION