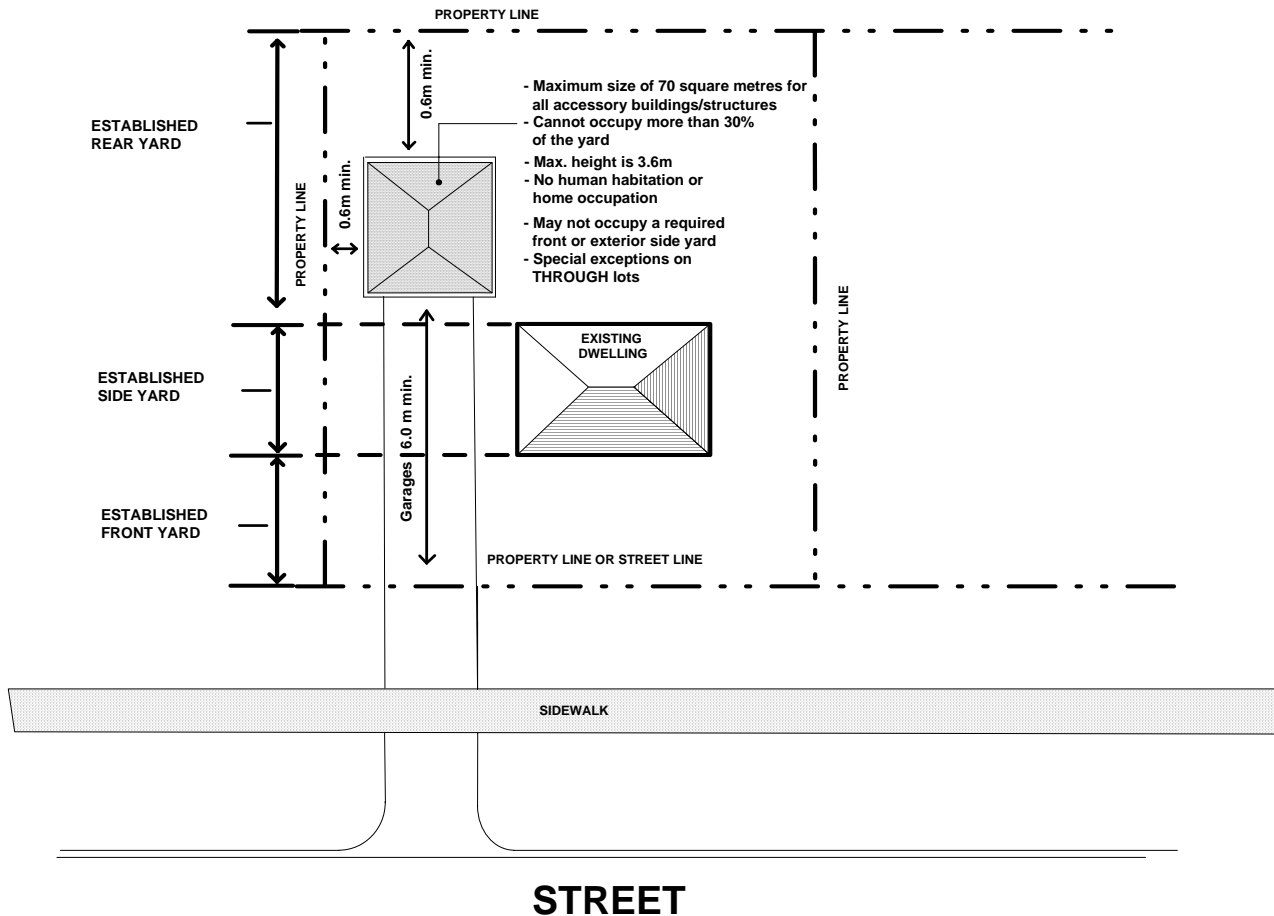


GARAGES AND ACCESSORY BUILDINGS IN THE REAR YARD IN RESIDENTIAL ZONES



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

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:
 - o All existing buildings/structures
 - o Lot width and lot depth
 - o Proposed location of accessory structure(s) indicating setbacks to all property lines
 - o Size of accessory structure(s)
- The following working drawings, drawn to scale:
 - o Foundation plan
 - o Floor plan
 - o All elevations
 - o Cross section

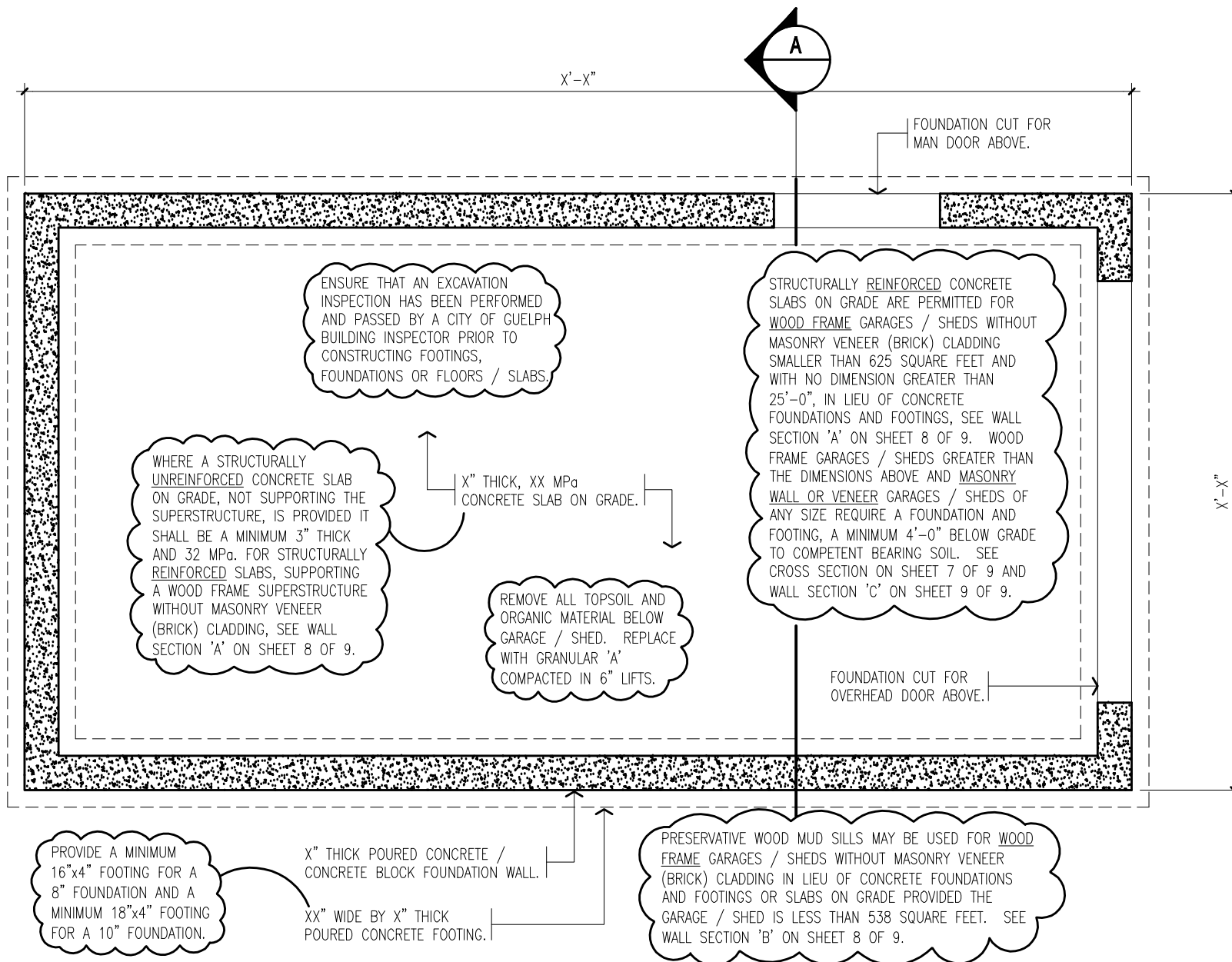
(Refer to attached sample drawings)

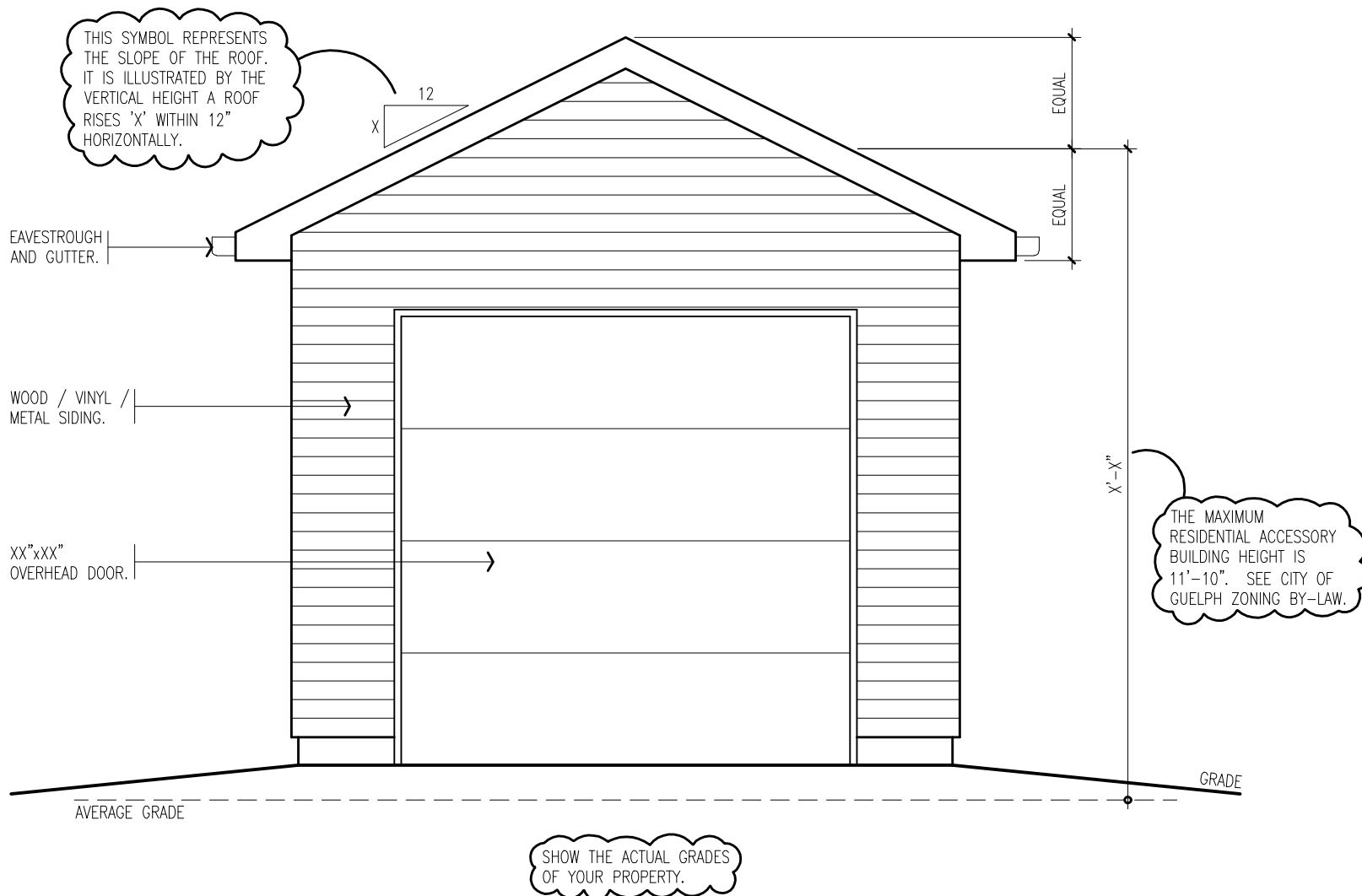
Notes:

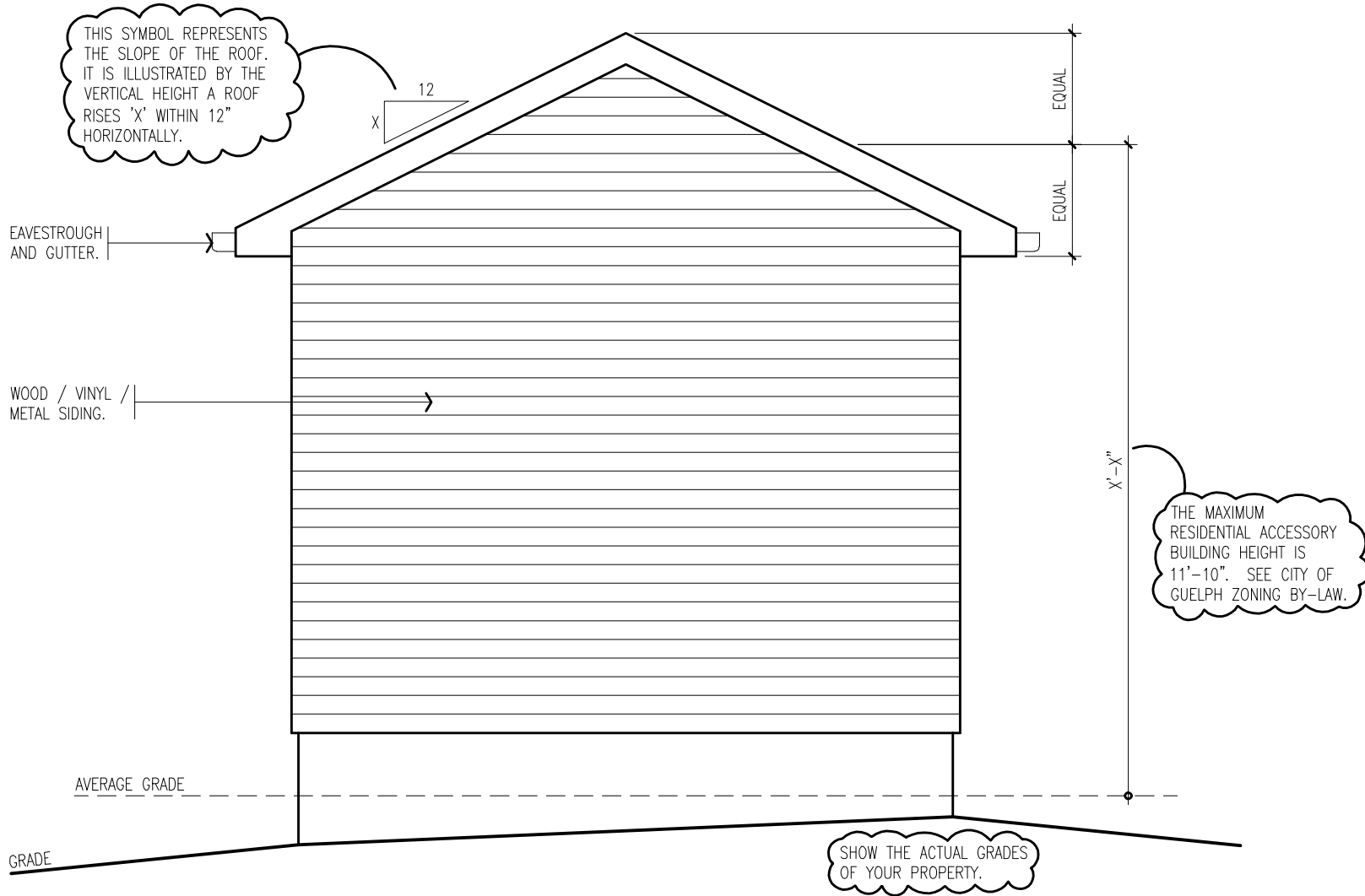
1. The attached drawings are **not** to be used for construction.
2. These drawings are for sample purposes only.
3. Do **not** submit these drawings as a part of your permit application.
4. **Drawings submitted for permit application shall be drawn to a recognizable scale (ie: 1/4"=1'-0")**
5. Refer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

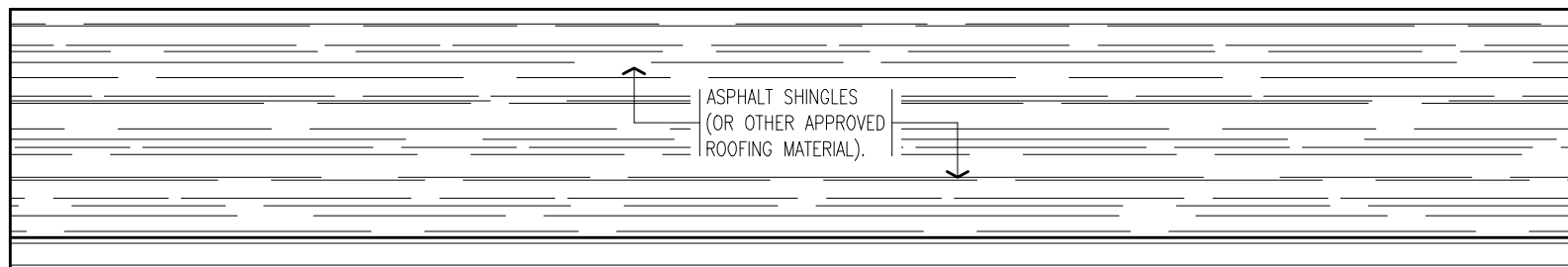
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WOOD / VINYL /
METAL SIDING.



AVERAGE GRADE

GRADE

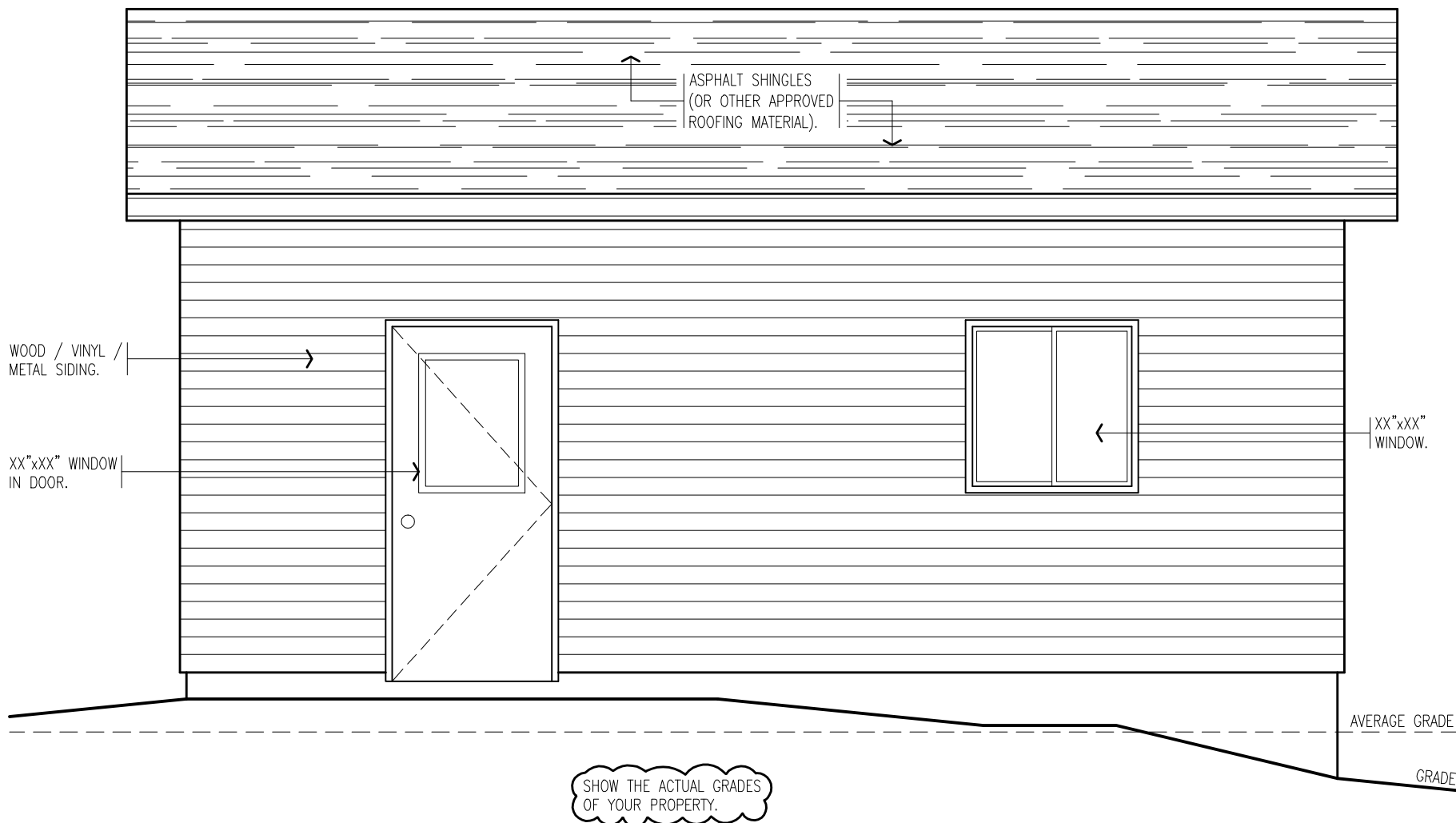
SHOW THE ACTUAL GRADES
OF YOUR PROPERTY.

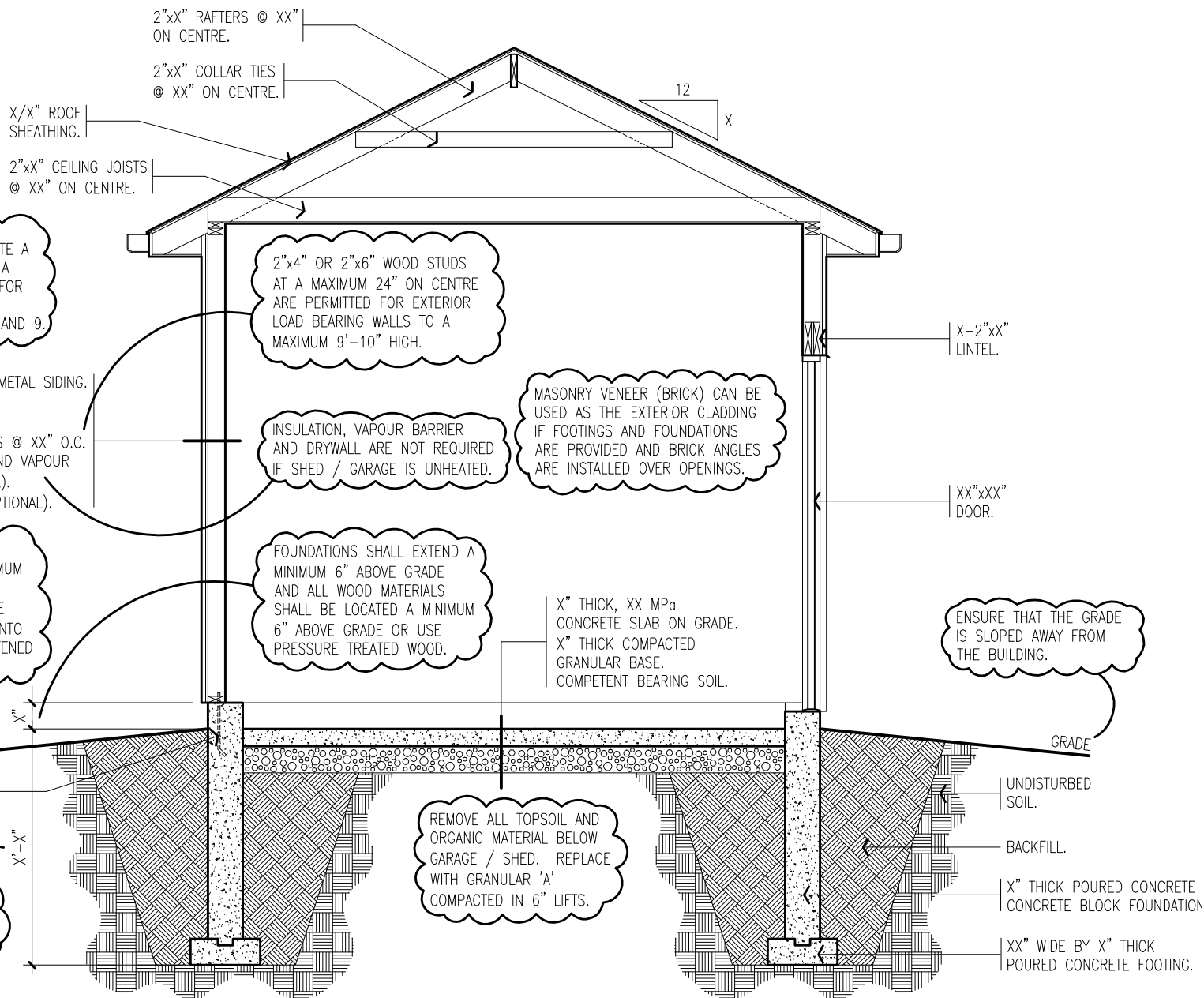
CITY OF GUELPH

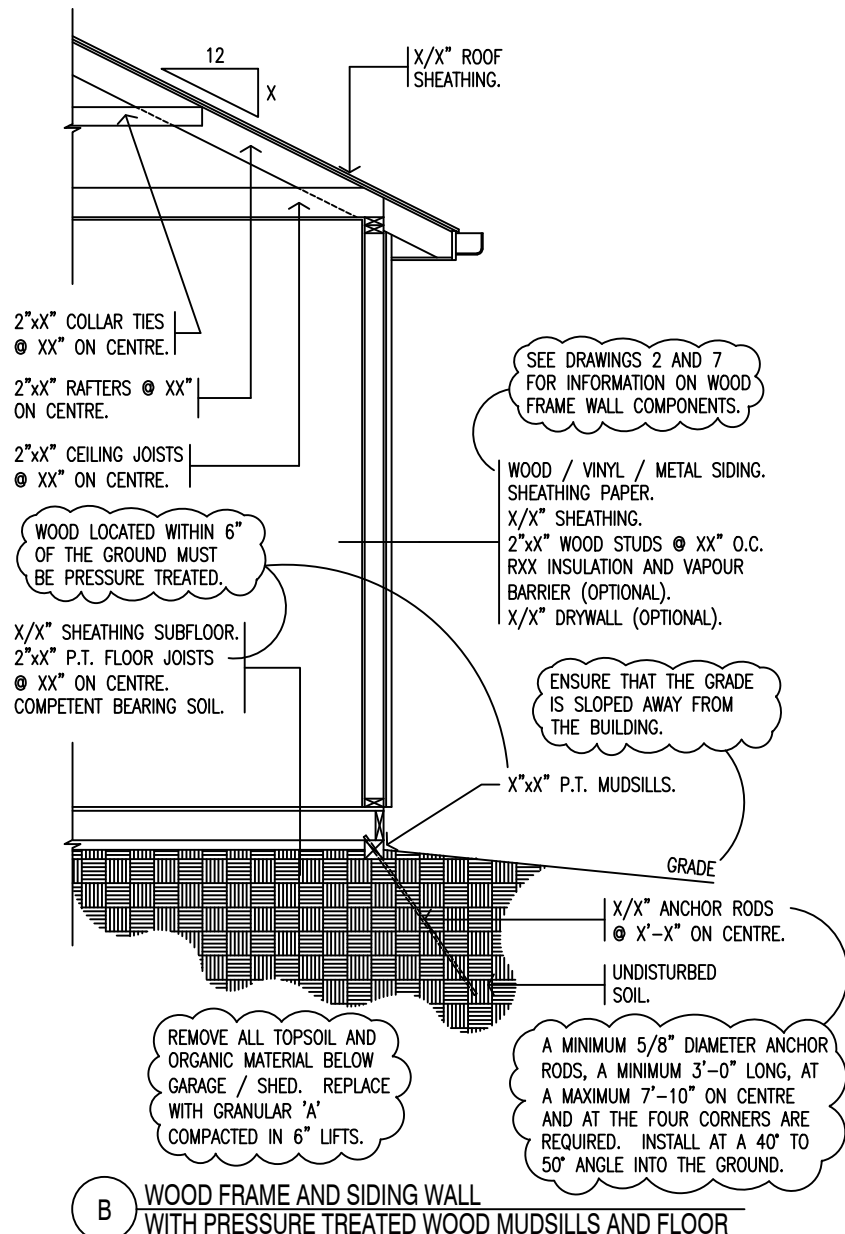
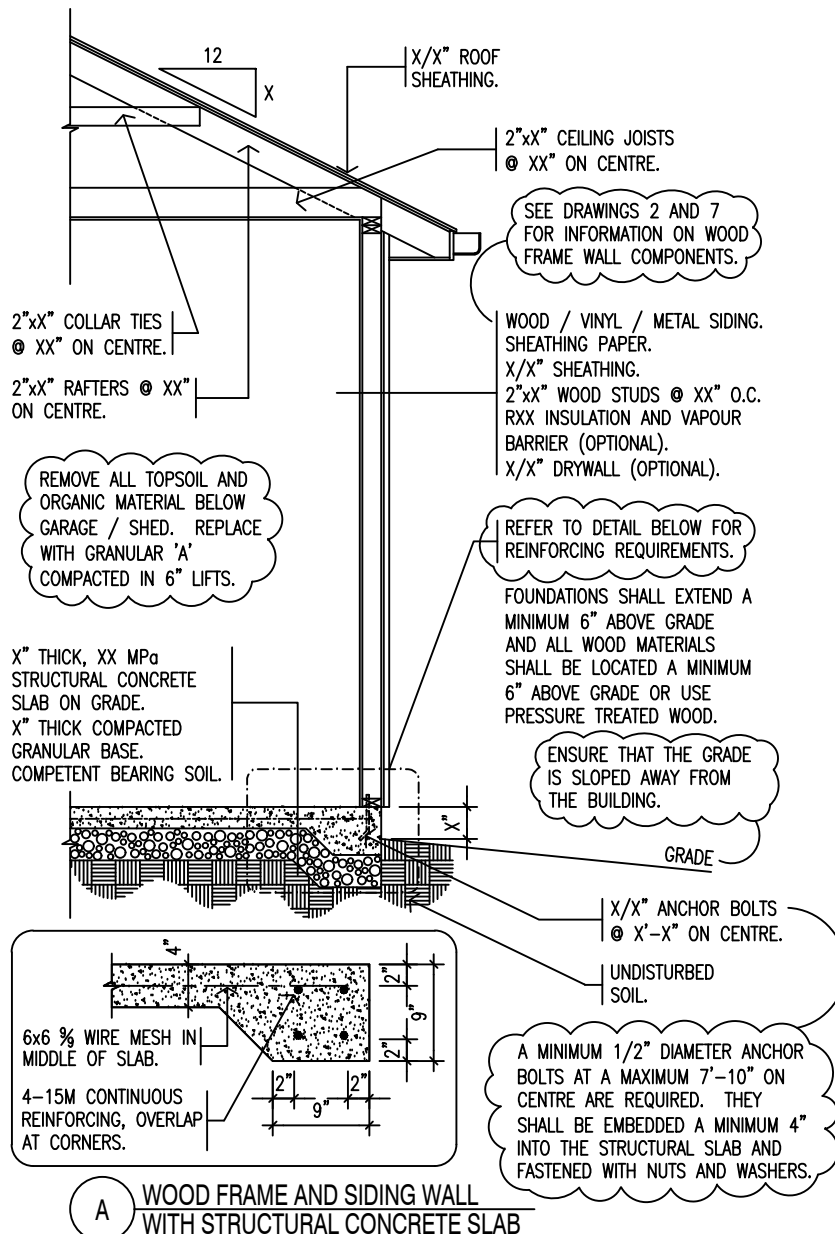
GARAGE / SHED - LEFT ELEVATION

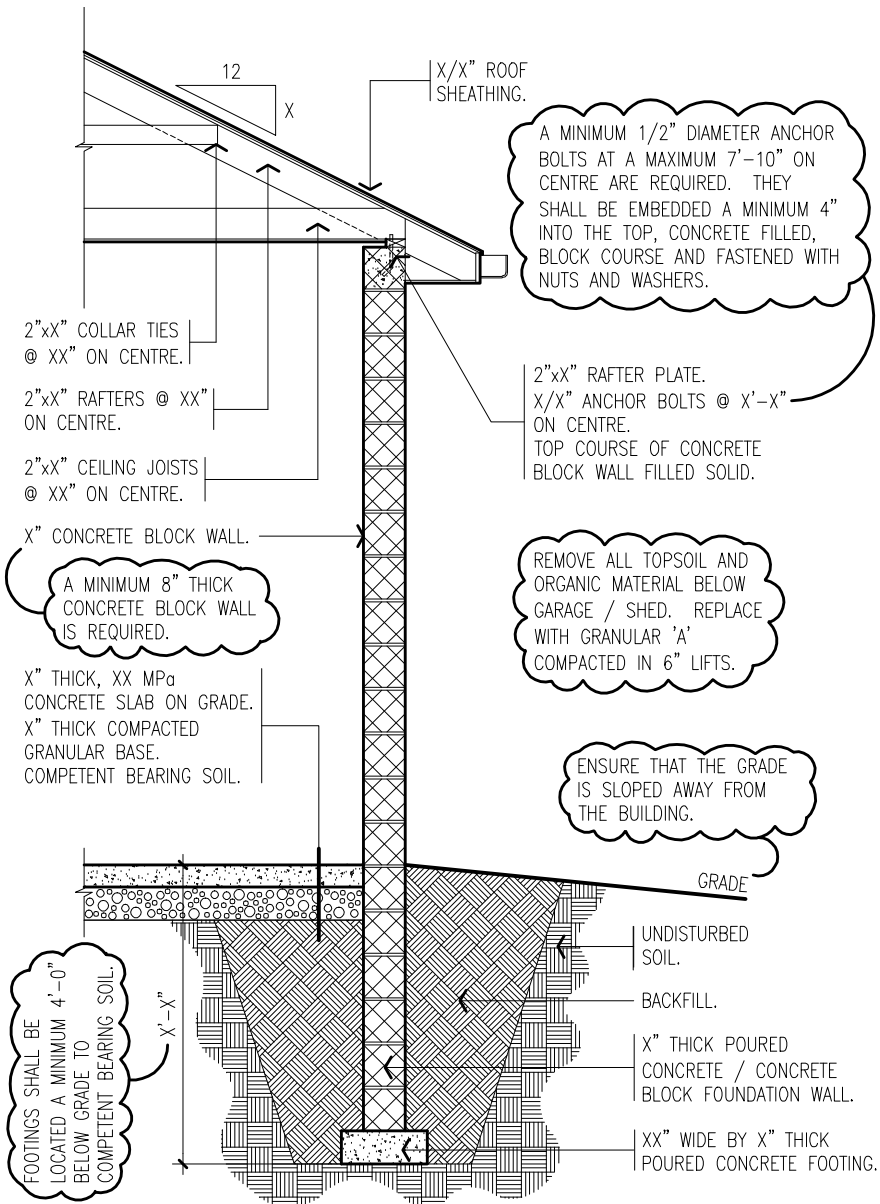
SCALE: 3/8"=1'-0"
DATE: AUGUST, 2007

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C

CONCRETE BLOCK WALL AND FOUNDATION WITH CONCRETE FOOTING

FLOOR JOIST SPRUCE-PINE-FIR #1 & #2	2"x6"			2"x8"			2"x10"		
	SPACING - ON CENTRE			SPACING - ON CENTRE			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	CEILING JOISTS			ROOF JOISTS			ROOF RAFTERS		
	SPACING - ON CENTRE			SPACING - ON CENTRE			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	2"x8"			2"x10"			2"x12"		
	NUMBER OF MEMBERS			NUMBER OF MEMBERS			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'-6"	15'-6"	17'-3"
12'-0"	8'-7"	9'-8"	10'-5"	10'-8"	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		LINTEL - SPRUCE-PINE-FIR #1 & #2	
ROOF & CEILING LOAD ONLY	MAXIMUM SPAN FOR EXTERIOR WALL	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	MAXIMUM SPAN FOR EXTERIOR WALL	BRICK ANGLE	MAXIMUM SPAN FOR EXTERIOR WALL
ANGLE SIZE FOR 4" BRICK		ANGLE SIZE FOR 4" BRICK	
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-6"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.