

Sheds

*Detached Garages and
Accessory Buildings*



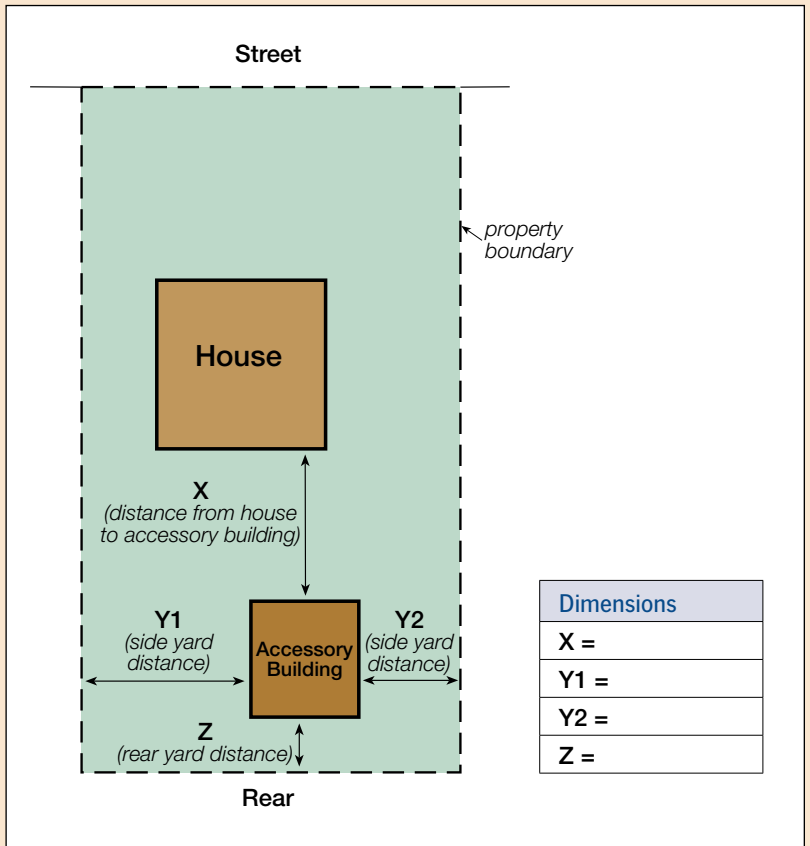
Residents locating an accessory building on their property in HRM are required to obtain a permit. In obtaining a permit, details of locating the accessory building must be identified.

A Building Permit is required to construct an accessory building (ie: shed or garage) that is larger than 215 square feet.

If building is less than 215 square feet, the requirements of the *Land Use By-Law* governing location on the property and the height of the building are still applicable and a Development Permit is required.

Example Site Plan for Accessory Buildings

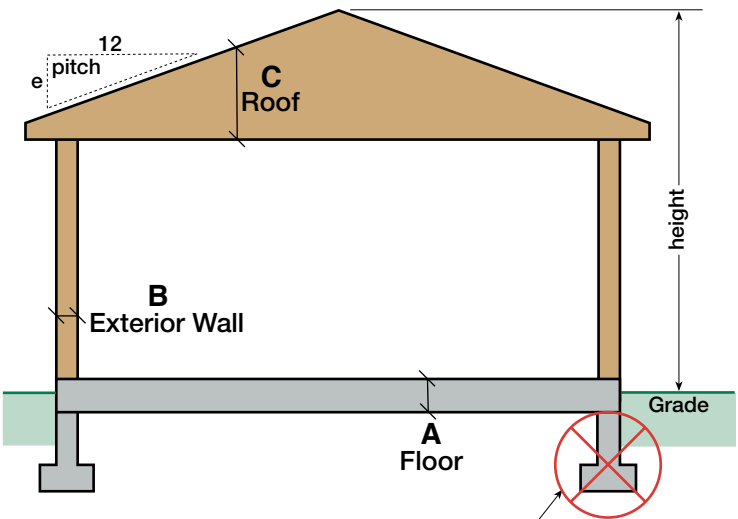
The distances from the proposed accessory building to the property boundary and the house must be shown on the site plan. Also, if there is a watercourse on the property, the distance from the proposed accessory building to the watercourse must be indicated.



The size, location on the property and height of an accessory building are also governed by the *Land Use By-Law* for your area. Please check these requirements with a Development Technician.

Example Cross Section

A cross section of the proposed accessory building is required to accurately assess the structural elements of the building.



Note: A slab without foundation is permitted provided the accessory building is only one storey and less than 600 square feet in size.

Specifications for Cross Section

Length of accessory building	
Width of accessory building	
Height of accessory building	

A - Floor

If the garage will be two storeys or larger than 600 square feet, indicate the footing and foundation size and type.

Note: A slab without foundation is permitted provided the accessory building is not more than one storey and less than 600 square feet in size.

B - Exterior Wall Construction Details

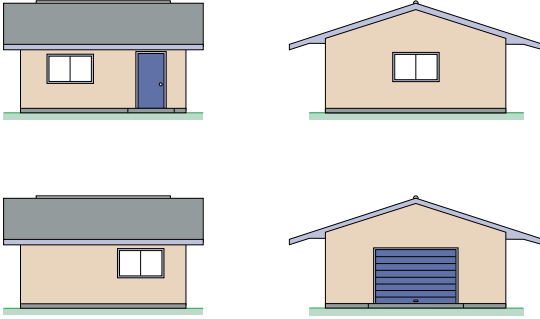
interior finish	
stud size and spacing	
exterior sheathing	
sheathing membrane	
cladding	

C - Roof Details

rafter/ceiling joist size and spacing or	
ventilation location/type	
roof sheathing	
eave protection	
shingles	
pitch (e)	

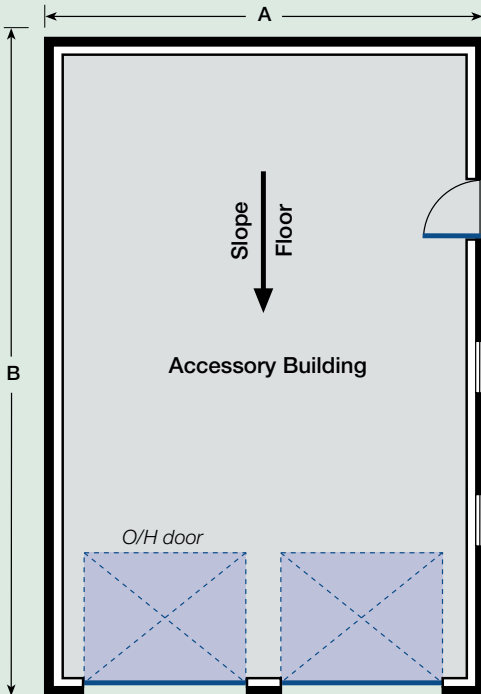
Elevations

Identify exterior features of the building (ie: window and door locations)



Example Floor Plan

An example floor plan is required to illustrate the location of all windows, doors and appropriate construction features.



Dimensions

A =

B =

Frequently Asked Questions

What do I need to apply for a permit?

You will need to submit with a completed permit application form

- 3 copies of the complete plans, showing all structural components.
- 3 copies of a site plan showing the proposed location of the project in relation to any other buildings on the property, the property lines, and watercourses.
- All applicable fees and deposits.

How much will my permit cost?

The permit fee to construct an accessory building is based on the size of the structure at a rate of 10 cents per square foot.

Do I need footings for a garage?

Footings or a slab designed by an engineer are required for an accessory building if it is larger than 600 square feet or more than one storey. An accessory building may be built on a slab if it is one storey and less than 600 square feet.

Do I need to call for inspections?

Yes, once the permit is issued, you are required to call for all mandatory inspections. The inspections include footing, prior to backfill; framing, prior to drywall; and final. All of these inspections may not be applicable for every accessory building.

How long will it take to get a permit?

Once we have received your application, every effort is made to issue your permit within 5 business days. You may call any time to inquire about the status of your application. Please remember to have your application number when making inquiries or submitting additional information.

Where do I go to make an application?

The following HRM Customer Service Centres accept applications.

They are located at:

- 636 Sackville Drive (Acadia Centre) in Sackville, 869-4380,
 - 6960 Mumford Road (West End Mall) in Halifax, 490-5650,
- or
- 40 Alderney Drive (Alderney Gate) in Dartmouth, 490-4435.