

Sheds

*Detached Garages and
Accessory Buildings*



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

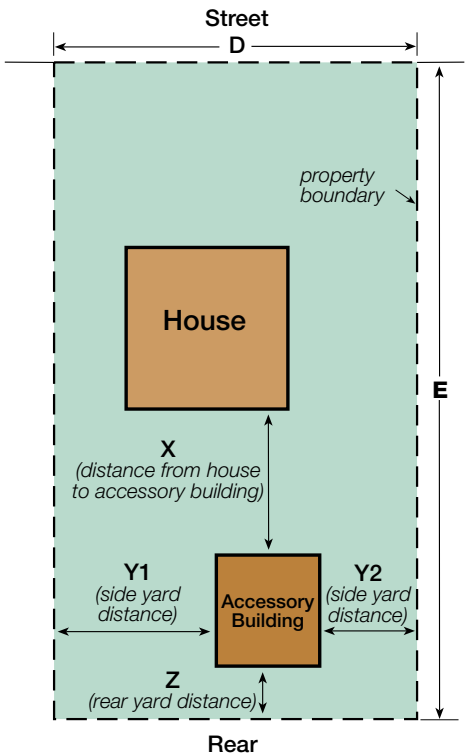
A Building Permit is required to construct an accessory building (ie: shed or garage) that is larger than 215 square feet.

If the 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.

Sample 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.

Diagram 1



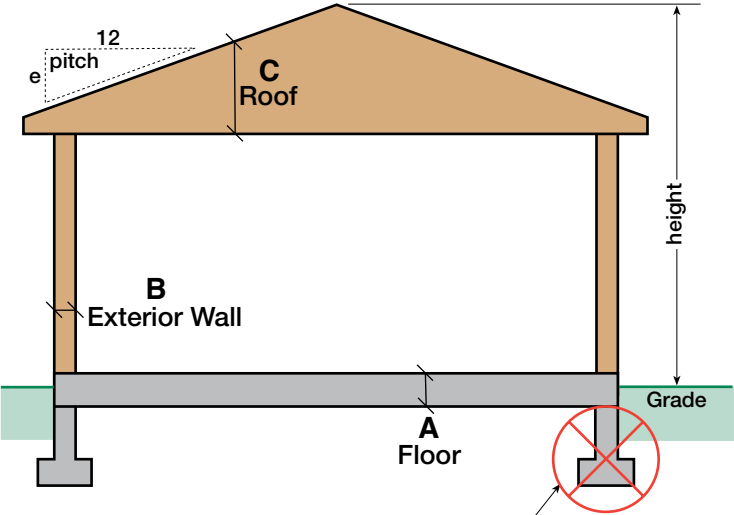
Dimensions
D =
E =
X =
Y1 =
Y2 =
Z =

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

Sample Cross Section

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

Diagram 2



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 <i>(refer to Diagram 2)</i>	
<p>If the garage will be two storeys or larger than 600 square feet, indicate the footing and foundation size and type.</p> <hr/>	
<p>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.</p>	
B - Exterior Wall Construction Details <i>(refer to Diagram 2)</i>	
interior finish	
stud size and spacing	
exterior sheathing	
sheathing membrane	
cladding	
C - Roof Details <i>(refer to Diagram 2)</i>	
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)

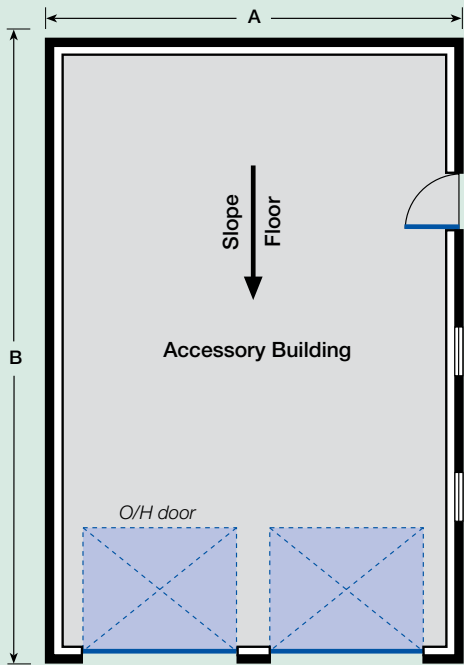
Diagram 3



Sample Floor Plan

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

Diagram 4



Dimensions	
A =	
B =	

Frequently Asked Questions

What do I need to apply for a permit?

- 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 and Development Permit fees. Depending on the complexity of your project, additional fees may be required. Please consult our fees schedule at www.halifax.ca.

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,
- 7071 Bayers Road, Suite 2005 (Bayers Road Centre) in Halifax, 490-5650, or
- 40 Alderney Drive (Alderney Gate) in Dartmouth, 490-4490.