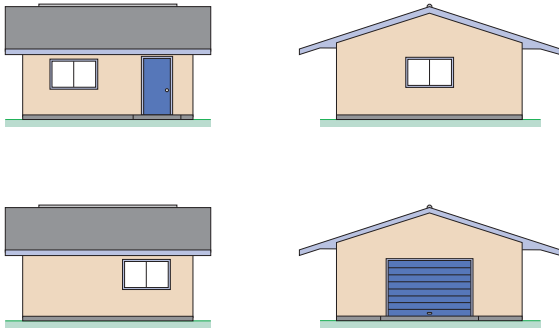


Elevations

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

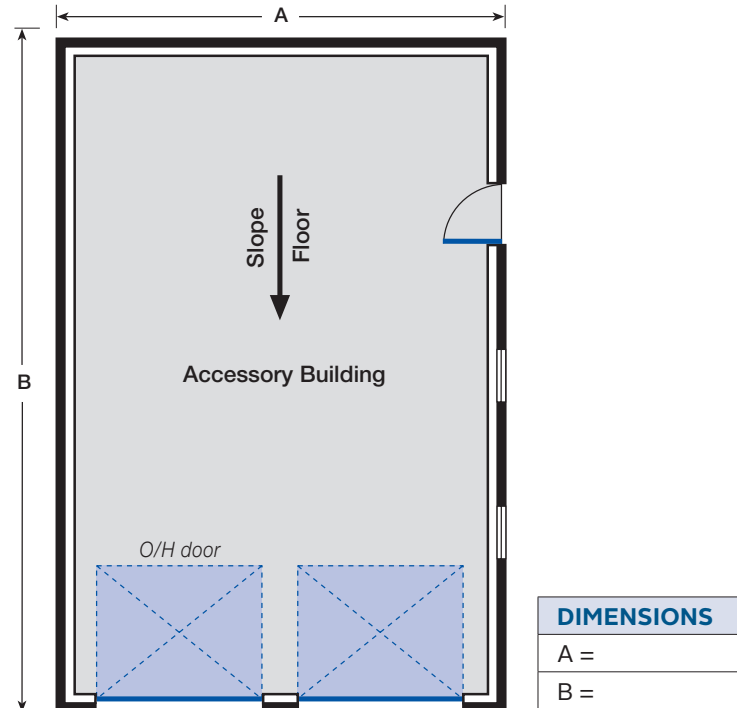
DIAGRAM 3



Example Floor Plan

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

DIAGRAM 4



Sheds

Frequently Asked Questions

What do I need to apply for a permit?

- 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. If the property is located in Bedford a Grade Alteration Permit is required. Please consult our fees schedule at 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 10 business days.

Where can I make an application for a permit?

The following Municipal Customer Service Centres accept applications:

- 7071 Bayers Road, Suite 2005 (Bayers Road Centre) in Halifax
- 40 Alderney Drive, 1st floor (Alderney Gate) in Dartmouth

How do I request an inspection?

An inspection can be requested by calling the inspection line at 902.490.7097 before 8 a.m.

Sheds

Detached Garages & Accessory Buildings

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

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.

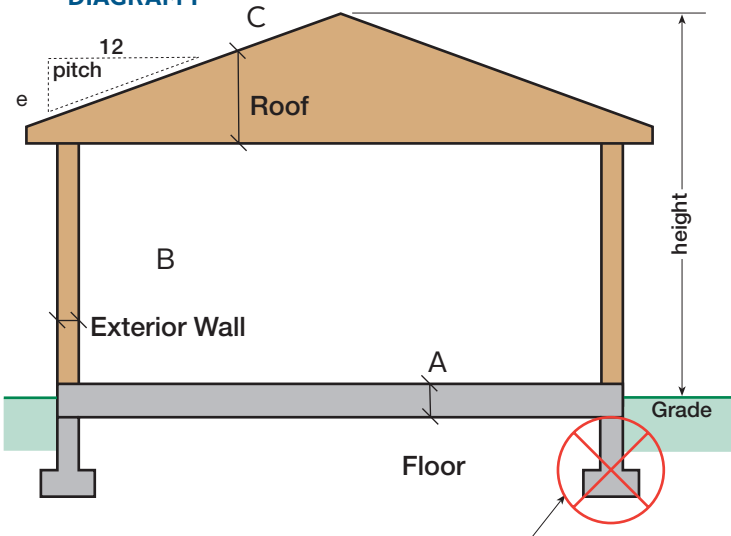
The size, location on the property and height of an accessory building are also governed by the Land Use By-Law for your area. Please check these requirements with a Development Technician.

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

Sample Cross Section

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

DIAGRAM 1



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	
ventilation location/type	
roof sheathing	
eave protection	
shingles	
pitch (e)	

Sample Site Plan for Accessory Buildings

The distances from the proposed accessory building to the property boundary, house and existing accessory buildings must be shown on the site plan. Dimensions of all existing structures such as sheds, garages, and gazebos are to be indicated. Also, if there is a watercourse on the property, the distance from the proposed accessory building to the watercourse must be indicated.

Neatly hand-drawn plans with all required dimensions are permitted. See sample. Diagram 2

DIAGRAM 2

