Residential Accessory Structures
Detached Garages and Sheds
Guide for Building Permit Applications

These are general guidelines only; more information may be required on a case-by-case basis

An accessory structure is a building that is secondary and incidental to the principal building on the property, attached or detached from the main building. Accessory structures must be on the same property as the building or use to which they are accessory, and not used for human habitation. Accessory structures are buildings such as garages, sheds, playhouses, storage buildings, garden structures, greenhouses, boat houses, pool houses, cabanas, and other similar residential buildings.

When is a building permit required for an accessory structure?

- When the accessory structure (new or replacement) is 161 ft² in size or greater
- If the accessory structure is attached to another building
- When there is plumbing installed in a structure, regardless of the square footage

Required Documents for building permit application

- Fully completed application preferably via CloudPermit at ca.cloudpermit.com, or a fully completed hardcopy application form completed at the Municipal Office
- Owner Authorization form, if applicant is not the property owner
- Completed Schedule 1: Designer Information form for the individual taking design responsibility for the project
- **1 set** of **electronic** construction drawings (PDF only)
- Truss layout and design (preliminary set is acceptable)

All documents to be submitted electronically in PDF format

Site Plan Requirements

A comprehensive site plan or copy of the property survey showing:

- Dimensions of property
- Location of all existing structures and the proposed location of new construction
- Location of well and septic system, if applicable
- Distance from proposed structure to existing buildings, property lines, septic system, and well
- Location, height, and/or depth of both overhead and underground hydro lines

Construction Drawings showing:

a. Plan views

- Footing and foundation
- Floor, wall, and roof construction
- Window/door sizes (lintel sizing)
- Connection to existing structure (only if attached)
- Elevation views (front and side)
- Height of structure
- Exterior materials
- Sections
- Cross Section
- Wall sections (as needed)

See attached sample drawings for further details

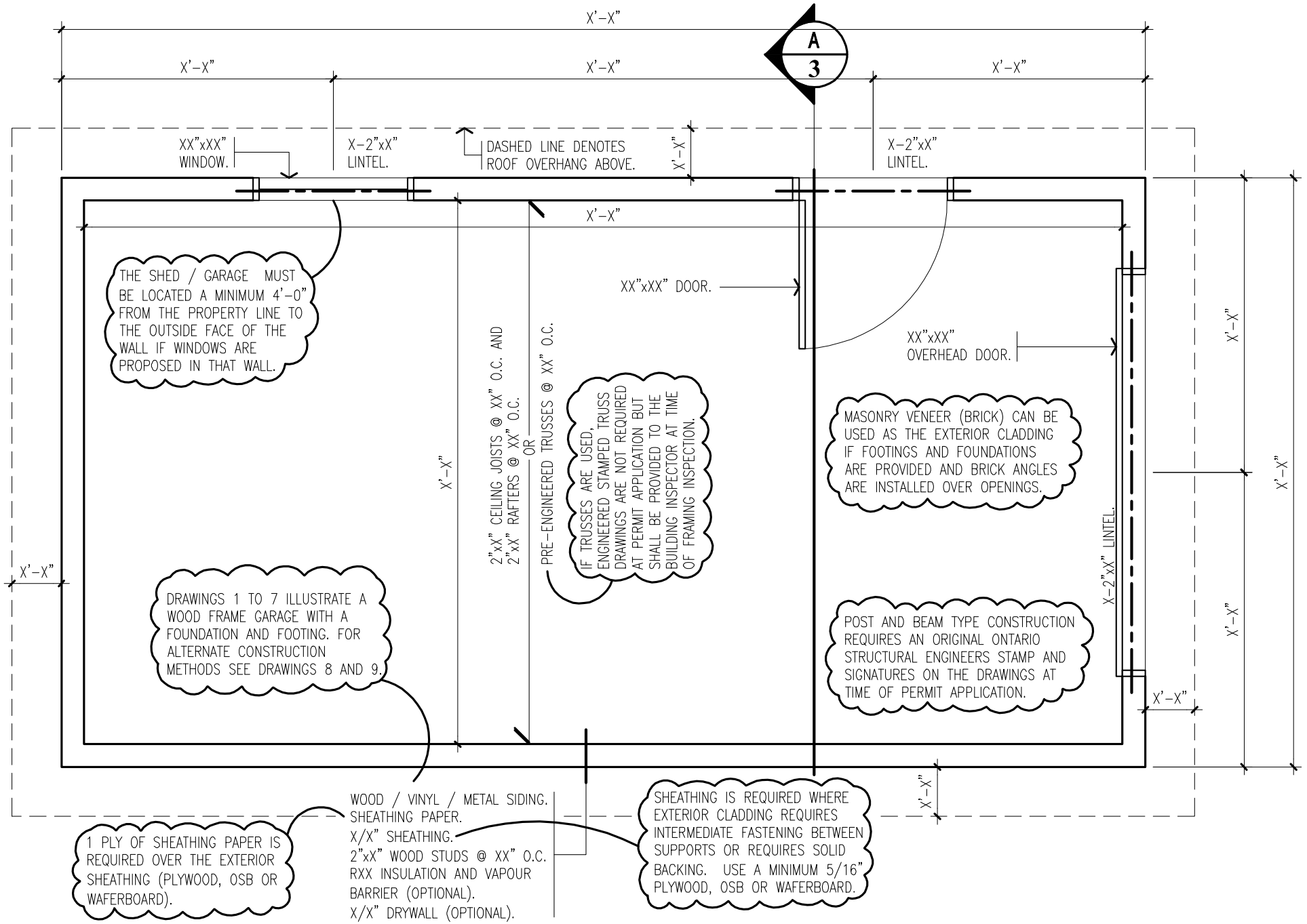
Building Permit Fees

Please refer to the Township of Mapleton's Fees & Charges By-law in effect at the time of application for current rates. Applicable fees are payable upon collection of the Building Permit and cover all plans review, building permit, and resulting inspections.

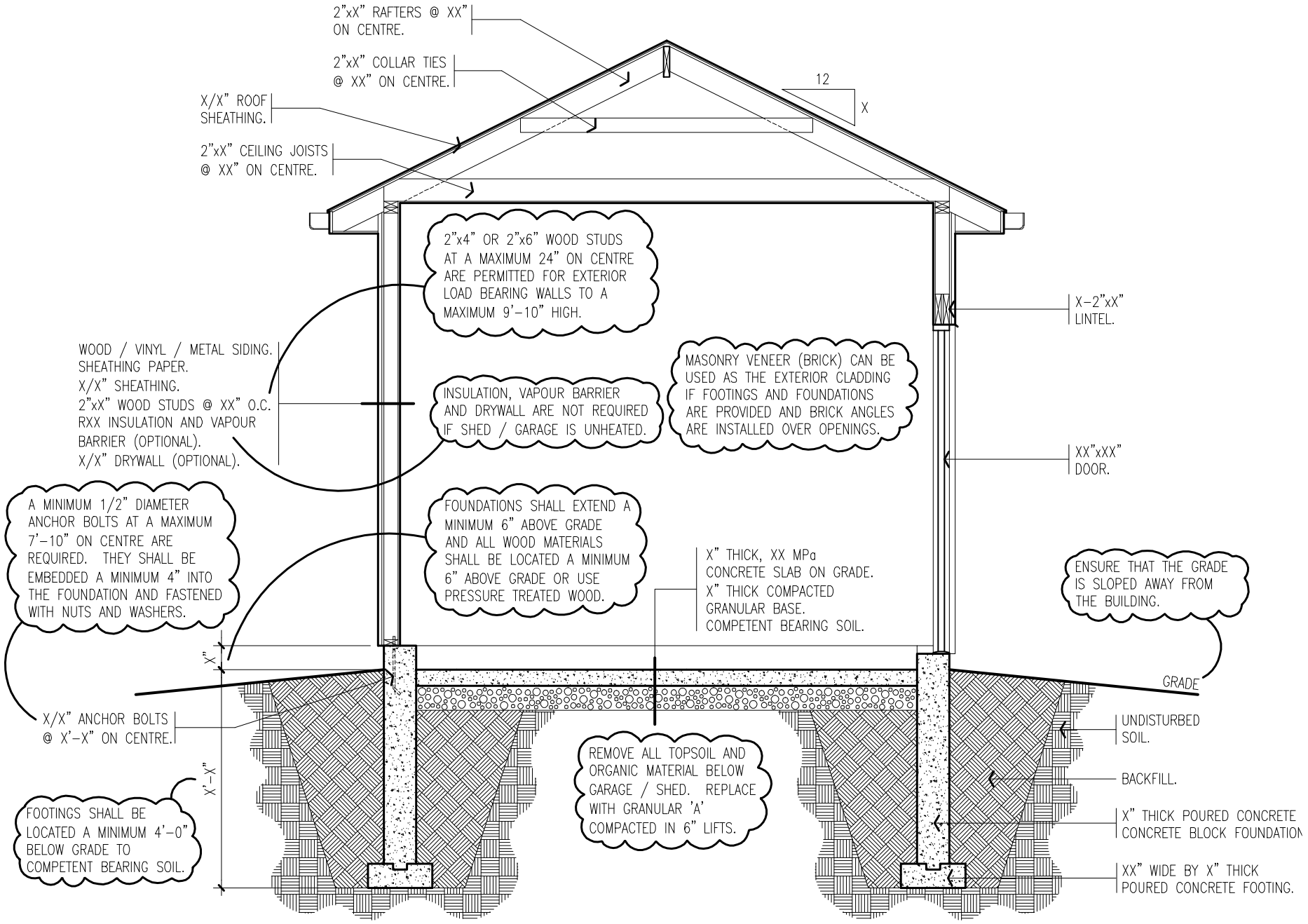
Need Assistance?

Reach out for assistance any time at building@mapleton.ca or 519-638-3313 X029. Application forms, schedules, and other documents are available on the Building Department webpage under Building Permit Guides and Documents - Additional Application Forms and Schedules.

Note: Once a Building Permit application has been submitted, questions can be asked directly to Building Department staff through the permit workspace within Cloudpermit.



	Drawing Name: SAMPLE FLOOR PLAN	Project: PROPOSED NEW SHED/GARAGE	Page: 2 of 7
	Scale: 1/4"=1'-0", 3/16=1'-0" or 1/8=1'-0" etc....	Address: 123 SAMPLE STREET	



Drawing Name: CROSS SECTION		Project: PROPOSED NEW SHED/GARAGE	Page: 3 of 7
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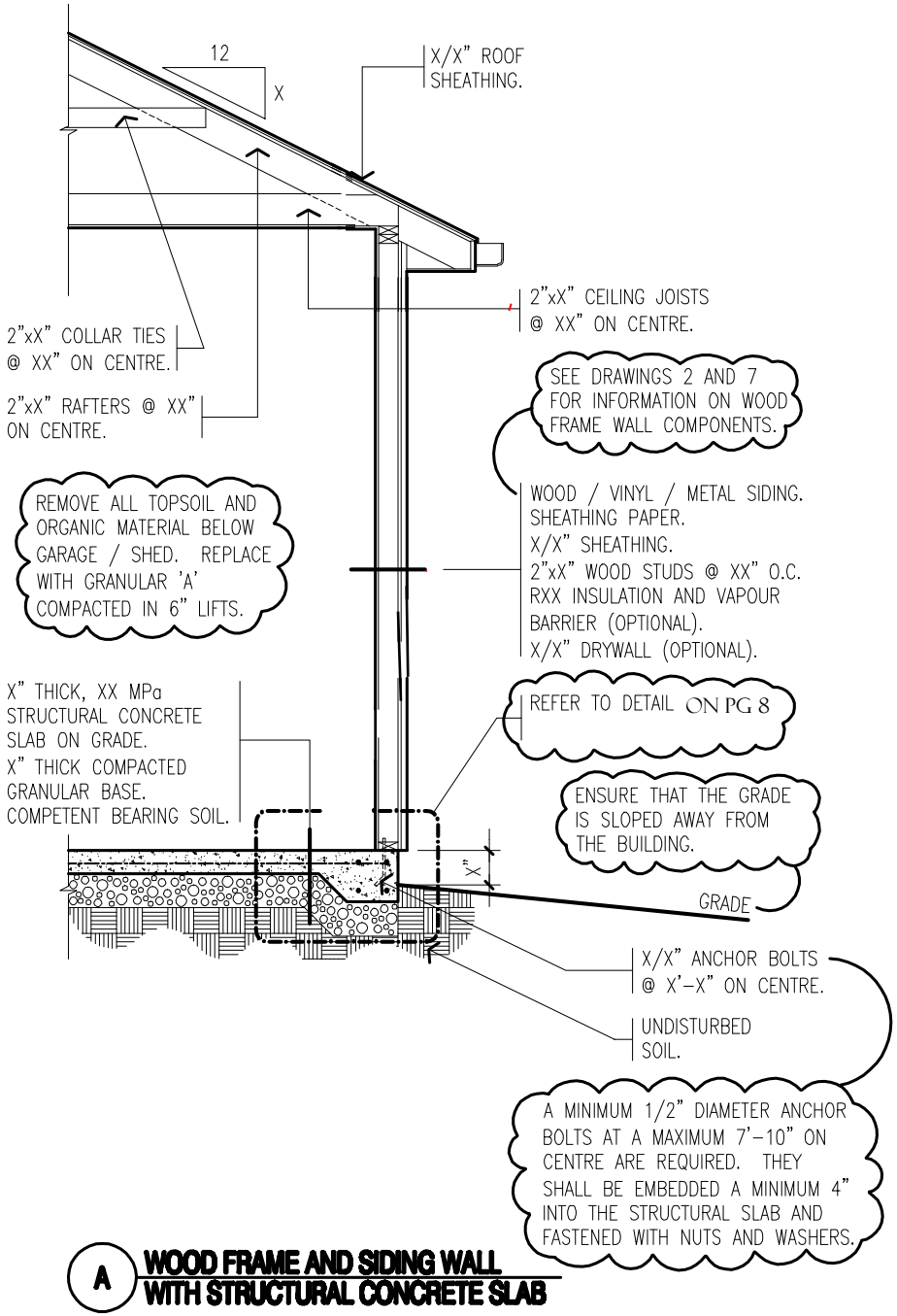
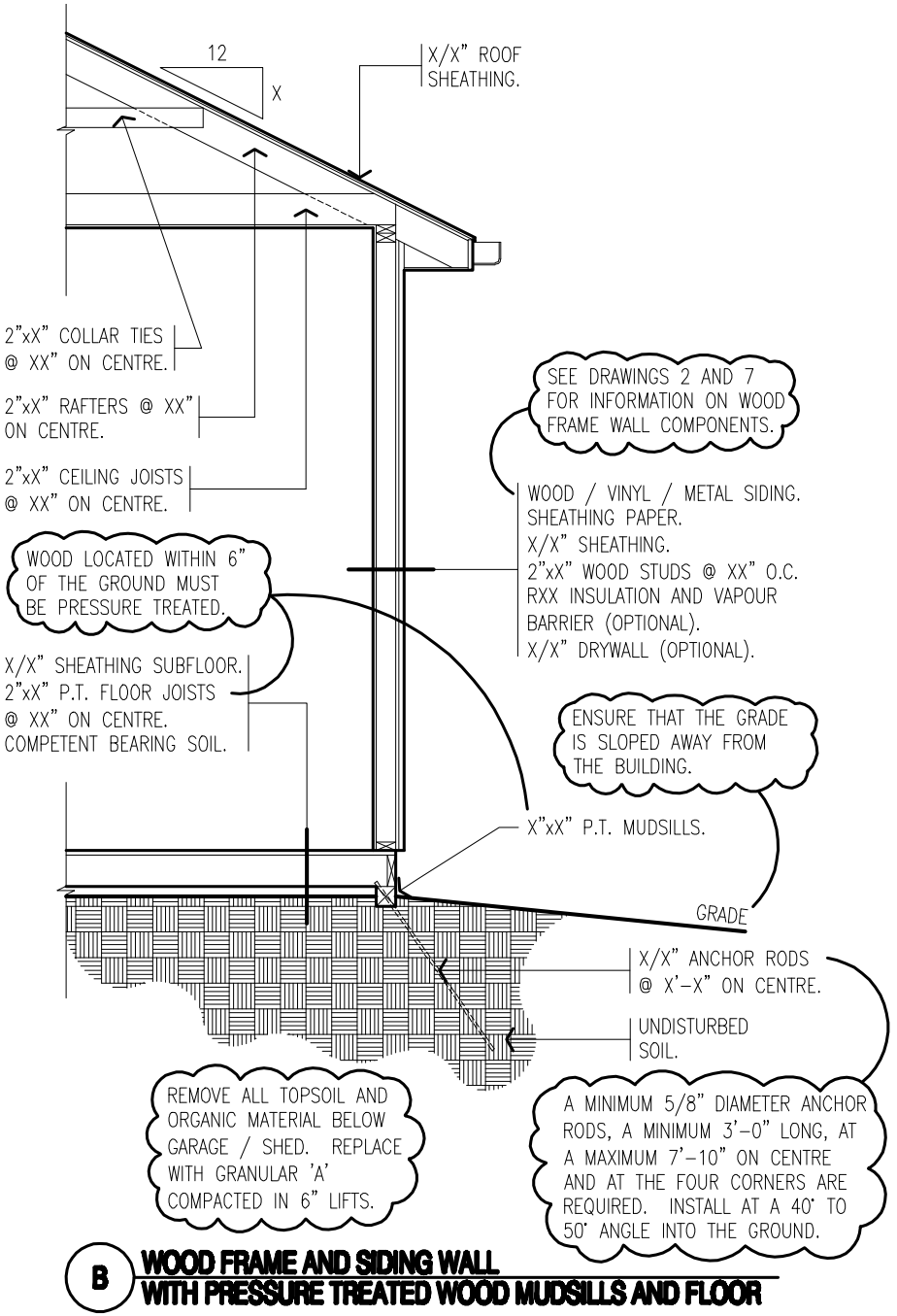
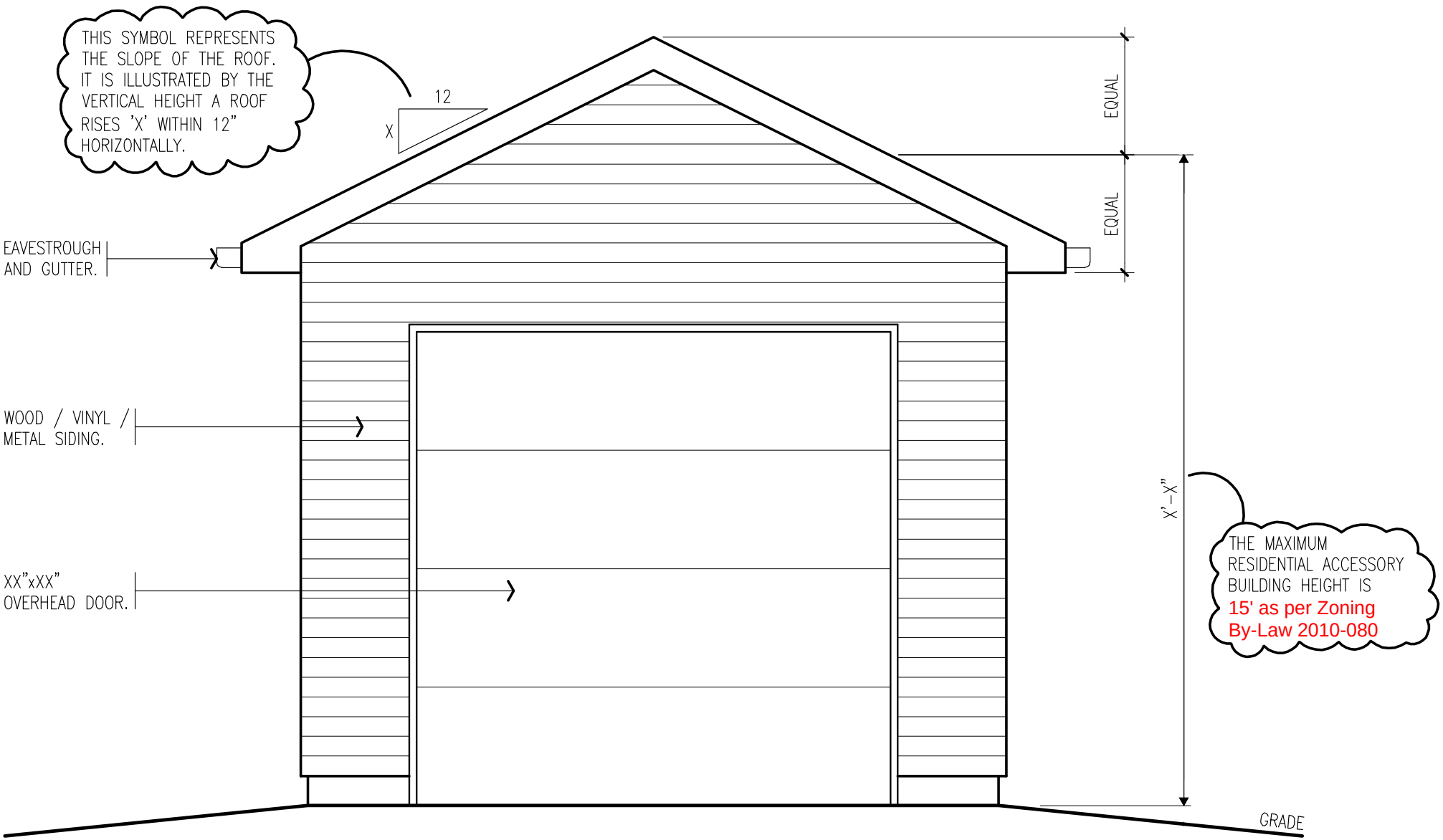


A **WOOD FRAME AND SIDING WALL WITH STRUCTURAL CONCRETE SLAB**



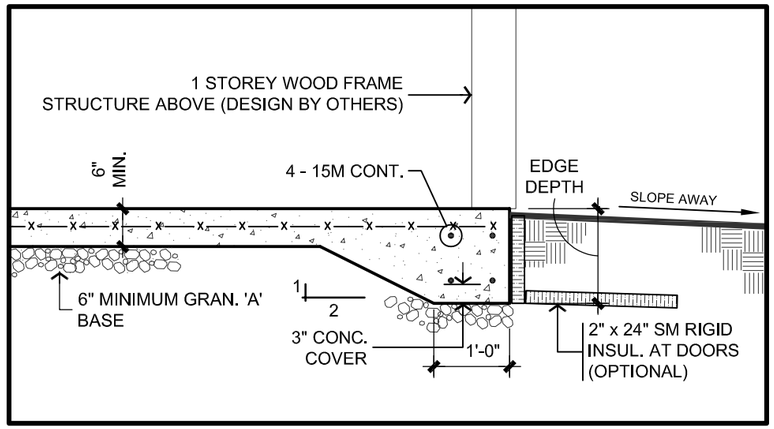
B **WOOD FRAME AND SIDING WALL WITH PRESSURE TREATED WOOD MUDSILLS AND FLOOR**

Drawing Name: SAMPLE CROSS SECTIONS		Project: PROPOSED NEW SHED/GARAGE	Page: 4 of 7
Scale: 1/4"=1'-0", 3/16=1'-0" or 1/8=1'-0" etc....		Address: 123 SAMPLE STREET	



	Drawing Name: SAMPLE FRONT ELEVATION	Project: PROPOSED NEW SHED/GARAGE	Page: 5 of 7
	Scale: 1/4"=1'-0", 3/16=1'-0" or 1/8=1'-0" etc....	Address: 123 SAMPLE STREET	

	Drawing Name: SAMPLE SIDE ELEVATION	Project: PROPOSED NEW SHED/GARAGE	Page: 6 of 7
	Scale: 1/4"=1'-0", 3/16=1'-0" or 1/8=1'-0" etc....	Address: 123 SAMPLE STREET	



1 S1 EDGE DETAIL AT DOOR OPENING

SCALE: 1/2" = 1'-0"

DIRECTIONS FOR USE:

1. THIS FLOATING SLAB FOUNDATION DESIGN IS FOR A 1 STOREY WOOD STUD FRAMED STRUCTURE WITH NO MASONRY OR OTHER CRACK SUSCEPTIBLE FINISHES.
2. DETERMINE THE LARGER BUILDING DIMENSION, LENGTH OR WIDTH AND SELECT EDGE DEPTH FROM TABLE 1. NOTE: SLAB DESIGN IS NOT AFFECTED BY SPAN DIRECTION OF ROOF FRAMING ABOVE.
3. TO INCLUDE ATTIC TRUSSES ADD THE WIDTH OF THE ROOM TO BOTH THE LENGTH AND WIDTH.
4. TO ADD UP TO 48" OF MASONRY VENEER AROUND THE PERIMETER, INCREASE EDGE DEPTH BY 2", INSTALL VERTICAL CONTROL JOINTS IN VENEER AT MAX. 8'-0" O.C.
5. BUILDINGS THAT DO NOT MEET THE ABOVE CRITERIA SHALL NOT USE THIS DETAIL.

EXAMPLE 1:

18'-0" x 36'-0" WITH 4'-0" BRICK VENEER.

FROM TABLE 1, FOR 36'-0" --> SELECT 17" EDGE DEPTH
FOR BRICK VENEER ADD 2" TO EDGE THICKNESS

∴ INSTALL SLAB WITH A 19" EDGE DEPTH

EXAMPLE 2:

24'-0" x 30'-0" WITH ATTIC TRUSS (12'-0" WIDE ROOM IN TRUSS SPACE)

EFFECTIVE SLAB DIMENSIONS (24'-0" + 12'-0") = 36'-0"
AND (30'-0" + 12'-0") = 42'-0"

EFFECTIVE SLAB DIMENSION IS OFF THE CHART ∴, USE OF THIS PLAN IS NOT PERMITTED.

TABLE 1

LARGEST DIMENSION	EDGE DEPTH
MAX. 20'-0"	13"
MAX. 24'-0"	14"
MAX. 28'-0"	15"
MAX. 32'-0"	16"
MAX. 36'-0"	17"
MAX. 40'-0"	18"

NOTE:
FOR FOUNDATIONS WITH GREATER THAN 40'-0" DIMENSIONS, FOUNDATION DESIGN MUST BE COMPLETED BY A PROFESSIONAL ENGINEER

GENERAL NOTES:

1. THIS DESIGN HAS BEEN COMPLETED TO THE 2024 ONTARIO BUILDING CODE (r2024).
2. CONTACT TACOMA ENGINEERS FOR CONSTRUCTION REVIEWS AS REQUIRED BY THE LOCAL MUNICIPALITY.
3. THIS FOUNDATION DESIGN SHALL NOT BE USED IN GEOGRAPHIC AREAS SUBJECT TO TERMITE INFESTATION.

SITE & SOILS:

1. PREPARE THE AREA FOR PROPOSED STRUCTURE BY REMOVING ALL TOPSOIL AND ORGANIC MATERIAL FROM THE AREA OF THE BUILDING.
2. SLOPE FINAL GRADE AWAY FROM THE BUILDING.
3. BEAR SLAB ON GRANULAR FILL (6" MINIMUM) OR 3/4" CRUSHED STONE TO 98% STANDARD PROCTOR DENSITY ON SOUND ORIGINAL (NATIVE) SUBGRADE.
4. SUBGRADE SHALL BE SUITABLE FOR 75 kPa (1500 psf) SAFE BEARING.

CONCRETE:

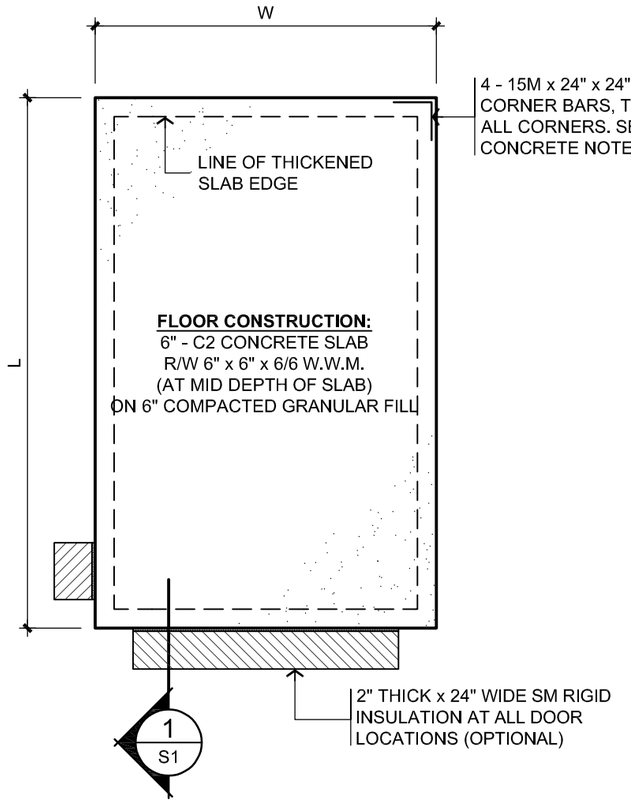
1. CONCRETE WORK SHALL CONFORM TO CAN/CSA-A23.1,2,3 FOR MATERIALS AND WORKMANSHIP.

CLASS OF CONCRETE	STRENGTH	W/C RATIO	AIR ENTRAINMENT
C2	32 MPa	0.45	5 - 8%

2. ALL CONCRETE SHALL BE KEPT MOIST DURING THE FIRST THREE DAYS OF CURING. DO NOT ADD WATER TO CONCRETE ON SITE.
3. ALL REBAR SHALL BE DEFORMED BARS WITH A MINIMUM YIELD STRENGTH OF 400 MPa. ALL LAP LENGTHS AS FOLLOWS:
   A: 10M BARS 450mm (18")
   B: 15M BARS 600mm (24")
4. PROVIDE A MINIMUM 9" LAP FOR WELDED WIRE MESH.
5. PROVIDE CONTINUOUS REINFORCING AROUND CORNERS WITH 15Mx24"x24" BENT DOWELS (FOUR DOWELS PER CORNER).
6. DO NOT SAWCUT SLAB.
7. 2 - 10M BARS CAN BE SUBSTITUTED FOR 1 - 15M BAR.

INSULATION:

1. ALL INSULATION SHALL BE EXTRUDED POLYSTYRENE FOAM (XPS) TYPE IV, V, VI OR VII WITH A MINIMUM NOMINAL R-VALUE OF R5 / INCH.



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

Date	Issue
JAN. 1, 2025	ISSUED FOR CONSTRUCTION

TACOMA ENGINEERS
176 Speedvale Avenue West
Guelph, Ontario N1H 1C3
Tel: 519.763.2000 Fax: 519.824.2000
www.tacomaengineers.com

LICENSED PROFESSIONAL ENGINEER
S.J. ADEMA
90483066
Jan. 17, 2025
TE-44549-24
PROVINCE OF ONTARIO

Client: Mapleton TOWNSHIP — Rooted in tradition. Growing for the future.

Project Title: **TYPICAL FLOATING SLAB** — ONTARIO

Drawing: **FOUNDATION PLAN & NOTES**

Scale	Dwg. #
AS NOTED	S1
Date: JAN. 2025	
Drawn By: JDH	
Project No.: TE-44549-24	