

Township Of Essa A Homeowners Guide To Guide To A 10 X 12 Shed

This document provides homeowners a summary of the Building Permit submission requirements for constructing a residential Shed over 108 sf, the example in this pamphlet is a 10ft x 12ft shed

The Ontario Building Code outlines the minimum requirements for various elements, such as framing and materials, and can be viewed on E-laws web site simply type in www.e-laws.gov.on.ca Click the preferred language, click the search or browse current consolidated law. Under the Browse Current Consolidated Law click the B for Building Code, scroll down and find Building Code act, 1992, S.O 1992, co.23, Click the plus button to the left, and then click Building Code.

Required Drawings

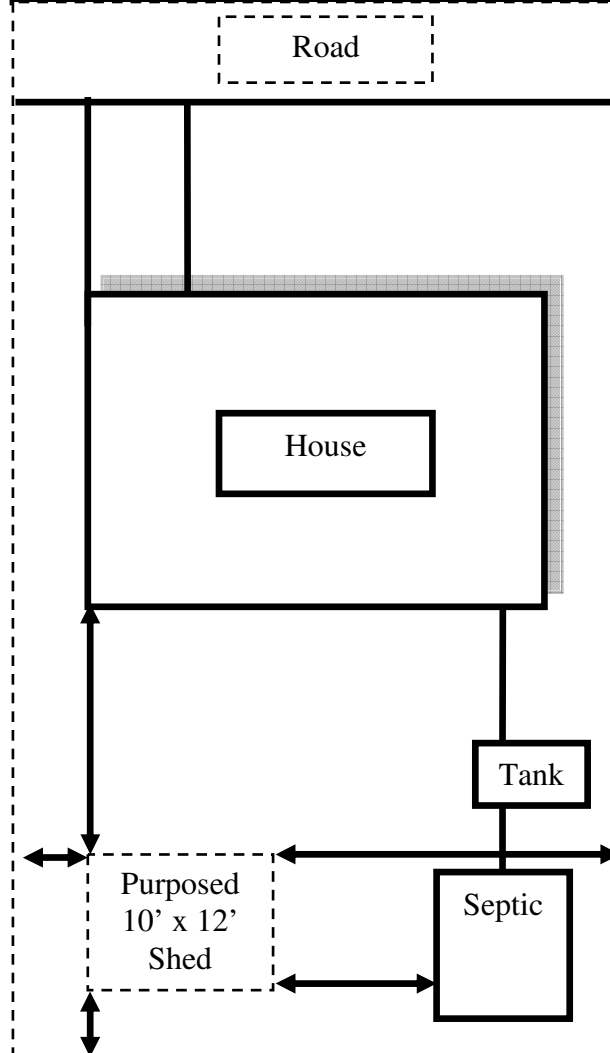
The person reviewing these drawings should be able to build the structure from the drawings without having to ask questions to the applicant

- Site plan
- Two complete sets of plans that are legible and drawn to conventional scale are required to be submitted
- Plan view
- Cross section
- Elevations
- Building Permit Application Form
- Schedule 1 Designer Application

Site Plan Example

- Location of house
- Proposed location of shed
- Distance from proposed shed to side lot lines rear lot line and house
- Minimum septic tank clearance to structure 1.5 m (4' 11 1/16") min septic distribution piping clearance from structure 5 m (16' 4 7/8")

(Septic clearance if applicable)



Footing Examples

Detached sheds of less than 55 m² floor area and not more than 1 storey in height may be supported on wood mud sills or slab on grade concrete provided the shed is not of masonry or masonry veneer construction

Shed walls and columns shall be anchored to the foundation to resist wind uplift

Slab On Grade

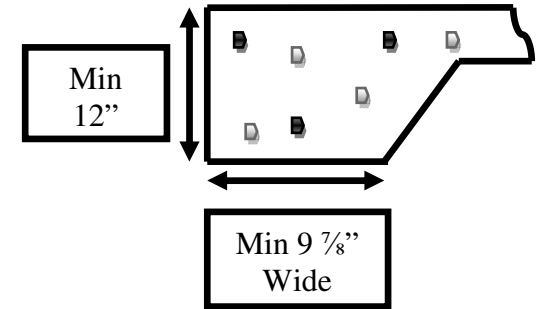
If concrete slab on grade is used minimum strength of concrete is 32 MPa for exterior flatwork concrete with a air entrainment of 5 to 8%

Minimum 12" thick x 9 7/8" wide
Minimum thickness of shed floor 3"

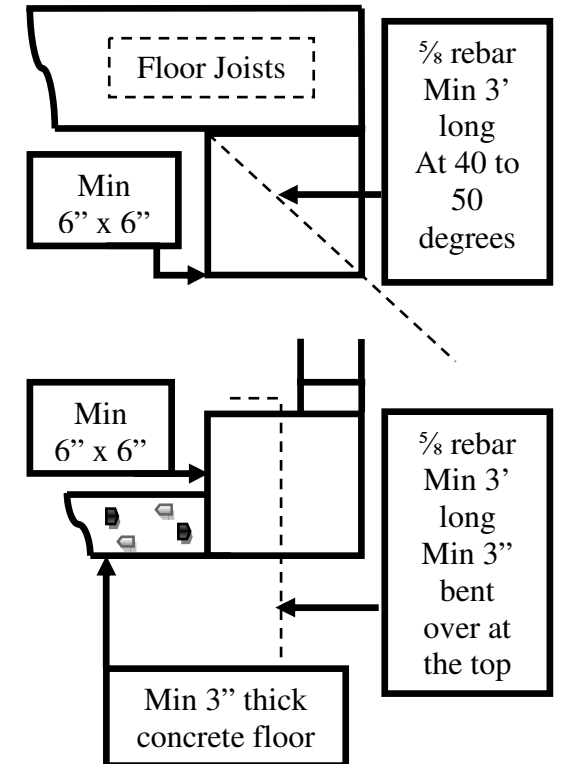
Wood Mud Sills

If wood mud sills are, used free draining compacted granular fill is to be placed under pressure treated wood mud sill min 6" x 6" pressure treated posts with min 5/8 rebar min 3' long driven in to undisturbed soil at an angle of 40 to 50 degrees or straight on with a min 3" bent over at the top spaced not more than 7' 10" apart

Slab On Grade Examples



Wood Mud Sill Examples



Cross section
Example

Roof construction

Min 2 x 4 rafters @ 16" o/c min 1 1/2" end bearing with min 1" x 6" ridge board with plywood 5/16" thick edges supported

Wall construction

Siding, plywood, OSB, wafer board, over double top plate 2 x 4 studs at 16" o/c max height 9' 10" bottom plate to be decay resistant if in contact with concrete, min 1/2" anchor bolt 4" into foundation max 7' 10" o/c, wood within 6" of grade siding/bottom plate to be decay resistant (pressure treated)

Min
12"

Min 9 7/8"
Wide

Plan Example

10'

12'

2" x 4" rafters @
16" o/c with 1' over
hang with 1" x 6"-
ridge board

6' door opening min
lintel 2" x 2" x 4" as
it is under a non-
load bearing gable

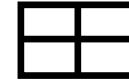
4' x 2' window in
load-bearing wall
min lintel to be
2" x 2" x 6"

3" concrete floor
32 MPa with a air
entrainment of
5 to 8%

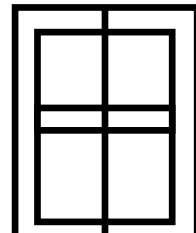
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Elevations

Left elevation window installed Right
elevation no windows



Front Elevation



Rear Elevation

