

# Township Of Essa A Homeowners Guide To Guide To A Garage

This document provides homeowners a summary of the Building Permit submission requirements for constructing a residential Garage, the example in this pamphlet is a 24 ft x 24 ft garage

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](http://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

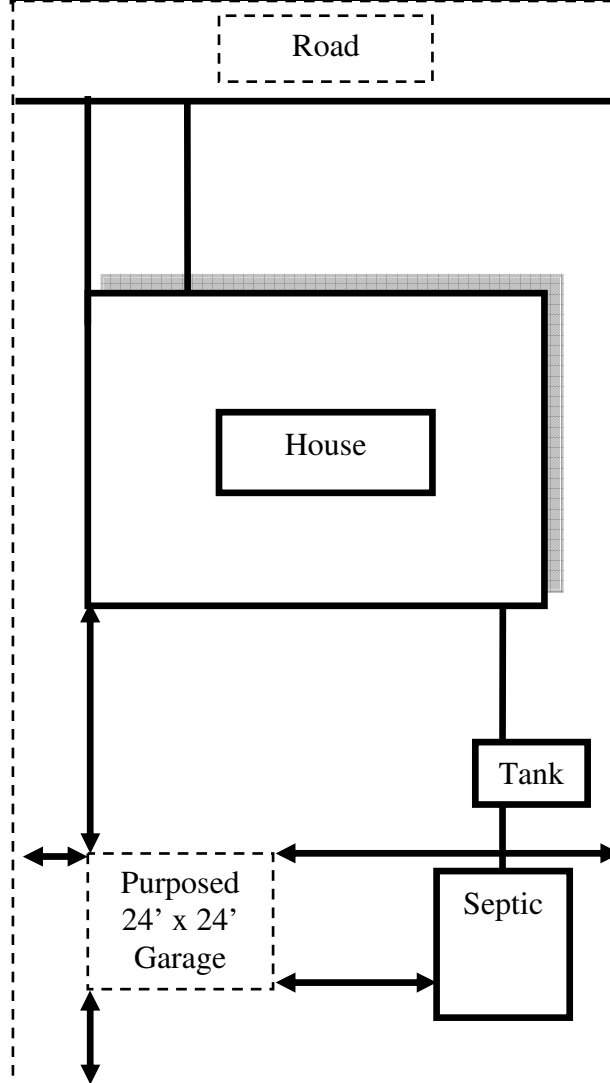
#### Building Permit Application Form

#### Schedule 1 Designer Application

### Site Plan Example

- Location of house
- Proposed location of Garage
- Distance from proposed Garage 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

A detached Garage of less than 55 m<sup>2</sup> (592.01 sqf) floor area and not more than 1 storey in height may be supported on slab on grade concrete provided the Garage is not of masonry or masonry veneer construction. A garage of 2 storey or more or more than 55 m<sup>2</sup> (592.01 sqf) floor area or masonry veneer over wood frame or masonry construction would require a engineer designed slab or footings a min 48" in the ground

#### Slab On Grade

If a concrete slab on grade is used minimum, strength of concrete is 32 MPa for exterior flatwork concrete with an air entrainment of 5 to 8%  
Minimum 4" thick x 9 7/8" wide  
Minimum thickness of garage floor 3"

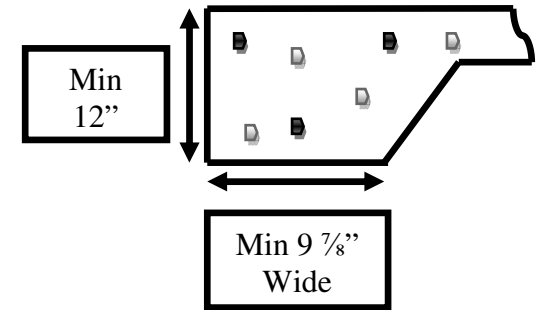
#### Footings 48" Deep

If a 48" frost wall is used Minimum 100 mm (4") thick x

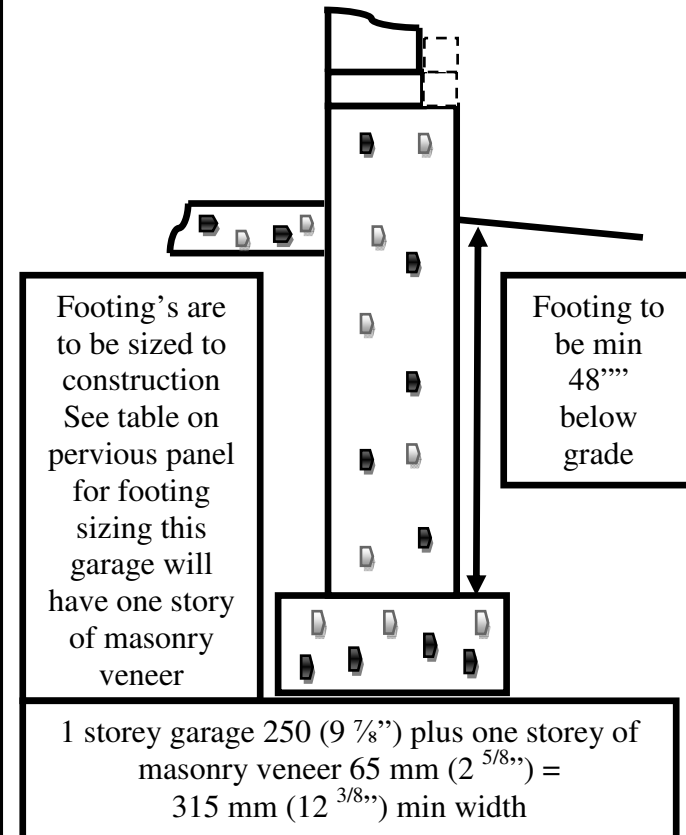
Minimum Width Of Footing	
Number of Floors Supported	Minimum Width of Strip Footings, mm
	Supporting Exterior Walls <sup>(2)</sup>
1	250 (9 7/8")
2	350 (13 3/4)
3	450 (17 3/4)

<sup>(2)</sup> Adding 65 mm (2 5/8") for every storey of masonry veneer over wood  
And 130 mm (5 1/8") for each storey of masonry construction Minimum strength of concrete for footings to be 15 MPa

### Slab On Grade Examples



### Footings 48" Deep



**Cross section Example**

**Roof construction**

Roof construction engineered truss or conventional framing min 1 1/2" end bearing for rafters with plywood OSB, Wafer board 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**

24'

24'

Rafters with 1' overhang with ridge board or engineered truss system

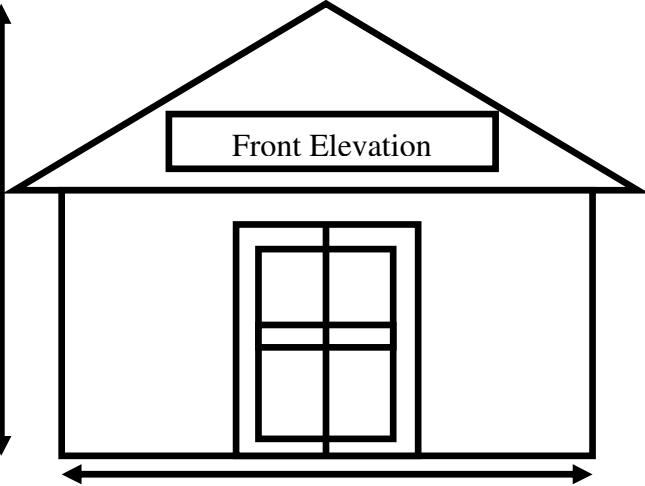
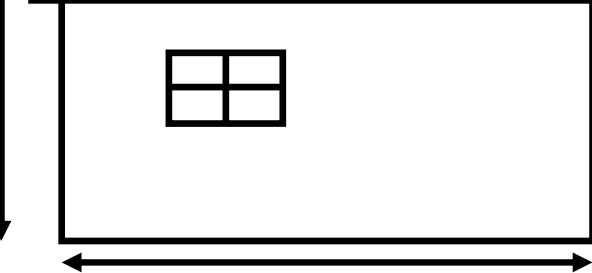
14' door opening min lintel 2" x 2" x 10" as it is under a non-load bearing gable end.

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

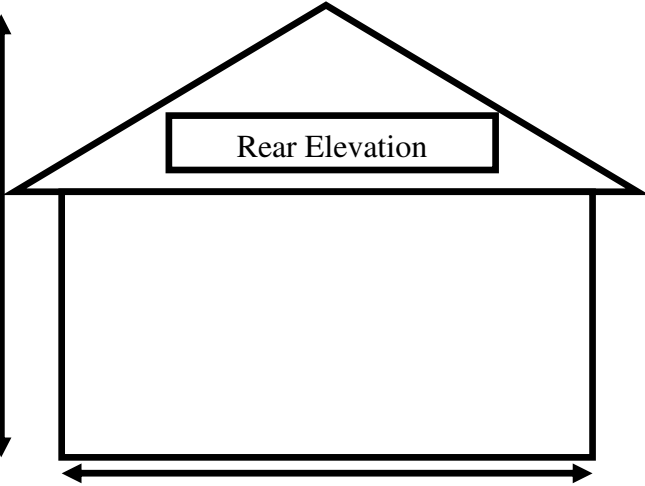
3" concrete floor 32 MPa with a air entrainment of 5 to 8%

**Elevations**

Left elevation window installed Right elevation no windows



Front Elevation



Rear Elevation