



Town of Goderich Building Department Requirements for Residential Accessory Building

A building permit is required for any accessory building over 10 sq. meters (108 sq. feet) in building area, or any accessory building containing electrical or plumbing services.

1. Complete the application form for a permit to construct or demolish, and submit with the application two sets of plans drawn to scale including:
 - A site plan showing the setbacks from closest portion of building to the property line.
 - A foundation plan.
 - A floor plan showing all windows and doors.
 - A front elevation.
 - A cross section. (Include dimensions on all drawings)

2. Setbacks must be confirmed by our office before construction begins. The maximum height of an accessory building is 5 meters, the maximum building area shall not exceed the lesser of 10% of the lot area or 65 sq. meters (700 sq. feet) of gross building area.

3. A professional engineer design is required for a concrete poured slab that exceeds 55 sq. meters (592 sq. feet) in floor area, for a single storey accessory building. (Ref. 9.12.2.2.(6)(b)OBC,2006)

4. Engineered floors and truss plans shall be submitted, stamped; from the engineer to the office for review.

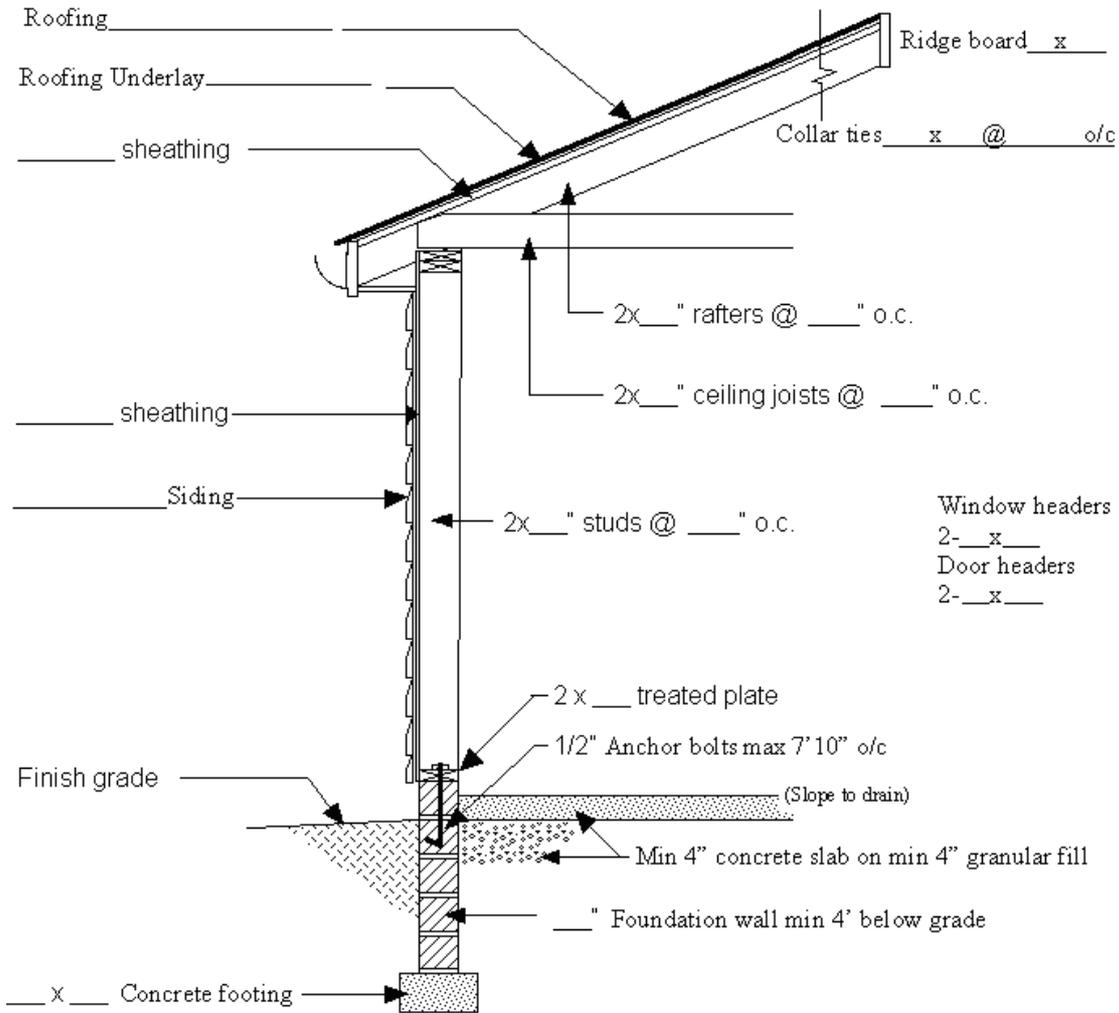
5. Attached is an acceptable cross sectional drawing. Fill in the blank areas and check off the correct foundation system being installed. Any additional information involved in the construction shown on the cross section may be included.

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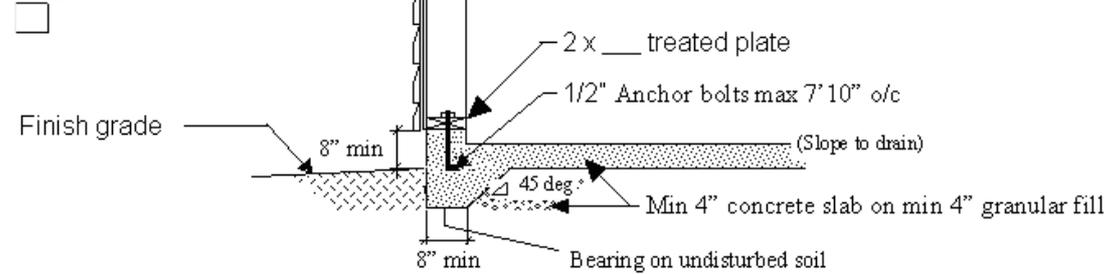
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Minimum Requirements for Residential Accessory Buildings 2006 OBC

Typical accessory building cross section



Engineered Slab on Grade- 1 storey accessory buildings less than 55m² (592sq. ft)



(Concrete min 25 MPa @ 28 days after installation)