



**The Municipality of East Hants**

# **Sheds and Garages**



**Planning and Development Department**

P.O. Box 190 Shubenacadie, Nova Scotia

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The Provincial Building Code Regulations require a Building Permit for all Sheds and Garages that are over 20 square metres (215 square feet) in size.

In zoned areas the Land Use By-Law requires a Development Permit if the Shed and Garage is over 9.3 square metres (100 square feet) in size. Garages and Sheds are accessory uses to a dwelling, they cannot be constructed on a vacant lot/land, unless permitted in a particular zone. Contact the Development Officer on Zoning matters.

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#### WHAT INFORMATION IS REQUIRED FOR A BUILDING PERMIT APPLICATION FOR A GARAGE AND SHED

A Building Permit Application must be accompanied by building plans and specifications. One set of plans must be submitted along with a Building Permit application. Construction plans may be hand drawn and shall be drawn to scale.

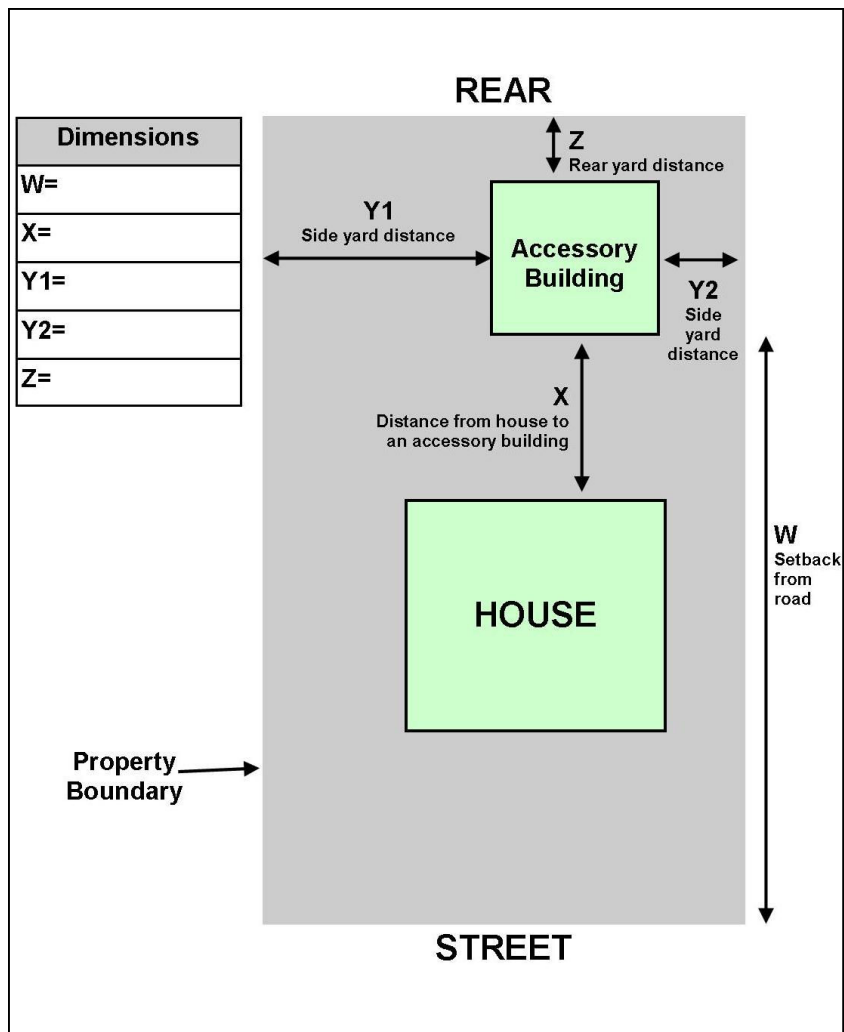
#### **Permit Fee**

The permit fee to construct a shed and garage is \$75 plus an amount based on the size of the structure at a rate of \$0.04 per square foot.

### Plot Plan.

A plot Plan is required for all permit applications and must show the footprint of the proposed shed or garage, and other buildings on the lot. The plot plan shall also include setback dimensions from the side yard property lines, rear and street lines.

### Example Plot Plan

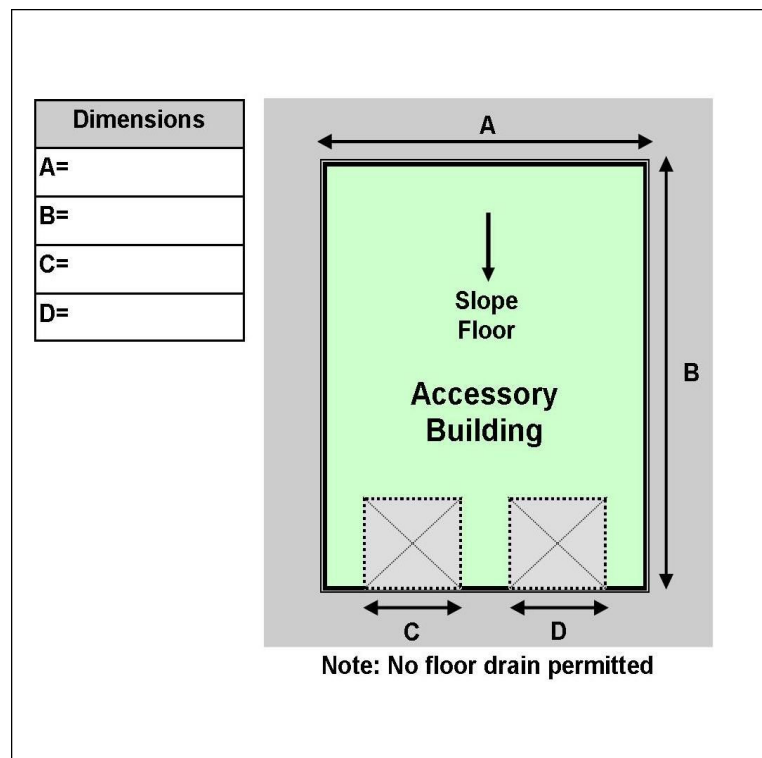


### Construction Plans

A floor plan must show the interior layout of each floor of the proposed Garage or Shed including:

- ▣ the size, spacing and span of framing members;
- ▣ the location and size of all steps, stairs, etc;
- ▣ footing/foundation and or slab design;
- ▣ lintel sizes over door and window openings; and
- ▣ roof construction.

### Example Floor Plan



### **Cross Section**

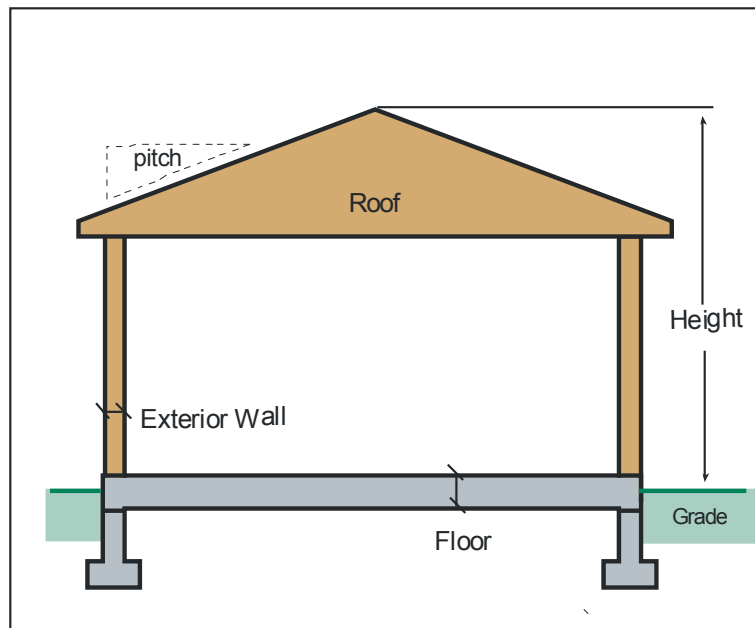
You do not require an engineer's design for a 1.22 metre (four foot) concrete frost wall/foundation wall.

A structural thickened edge slab, over 55.7 square metres (600 square feet) requires an engineered design.

A typical cross section must be taken through an exterior wall from the footing to the roof and show:

- the footing and foundation wall size, list material to be used;
- the floor, wall and roof assembly construction; list material to be used;

### **Example Cross Section**



## Contact Information

### Municipality of East Hants

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