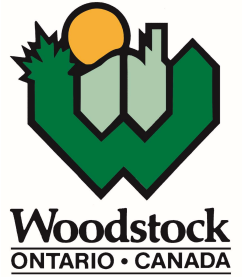


SHEDS

STANDARD PRACTICE SHEETS



REQUIREMENTS FOR BUILDING A SHED

S 1 – CONCRETE PAD TYPE FOUNDATIONS

S 2 – MASONRY OR WOOD FRAMING BELOW FROST FOUNDATIONS

S 3 – PIER TYPE AND MUD SILL TYPE FOUNDATIONS



Office of the City Engineer
Building Department
944 James Street
Woodstock, ON
519-539-2382

REQUIREMENTS FOR BUILDING A SHED

When is a building permit required for a shed?

- Always required for zoning bylaw compliance

When are drawings required for a shed?

- If the shed is **greater than 15sm (161sft)** in building area,
- If the shed is **more than one storey** in building height,
- If the shed is **attached** to a building or structure, such as a deck,
- If the shed is **used for anything other than storage** associated with the principal building on the lot,
- If the shed **has plumbing**, and
- When **structural renovations, repairs, or additions** are made to an existing shed

What needs to be submitted with a building permit application?

- **An up to date Site Plan of your property**
 - Showing the location of your proposed shed drawn and dimensioned to your property lines and to other buildings/ structures
- **Shed Drawings – if required**
 - Foundation plan
 - Floor plan showing locations of your framing (i.e. posts, beams, trusses, door and window openings, etc.) with dimensions/ size of lumber
 - Exterior elevations showing heights, roof slopes, and location of door and window openings
 - Cross-section view indicating wall and roof materials

Reference the Shed Standard Practice Sheets for assistance

Requirements for Building a Shed

Zoning Bylaws

When constructing a shed on your property, you must follow these zoning requirements:

- A shed (accessory building) shall have minimum **requirements** as follows:
 - Sheds **more than 9.3sm (100sft)** shall be setback from the **Side and Rear Yard 1.2m (4')**
 - Sheds **less than 9.3sm (100sft)** shall be setback from the Side Yard and Rear Yard a **combination of 1.2m (4') and 0.6m (2')**
 - A shed (accessory building) shall have **maximum height of 4m (13'-1")** measured from grade to the midpoint of the roof

Where to apply for a building permit?

- Register and apply at Cloudpermit – <https://ca.cloudpermit.com/login>
- Office hours are from Monday to Friday, 8:30 a.m. – 4:30 p.m.

Cost of a building permit:

- View website for current fees – <https://www.cityofwoodstock.ca/en/residential-services/building-permit-fees.aspx>

Application turn-around time:

- It is our goal to process and issue the building permit within 10 business days. Please note that missing or incomplete information can delay the time it takes to process and issue the building permit.

Required building inspections for a shed:

- **Excavation/Footing Inspection**
 - Once you have dug your footing holes **AND BEFORE** concrete has been poured
- **Rebar Inspection (if needed)**
 - Once you have your rebar in place **AND BEFORE** concrete has been poured
 - Can be done at the same time as excavation/ footing inspection
- **Framing Inspection**
 - Once framing is complete (post, beams, trusses, etc.)
- **Final Inspection**
 - When the entire shed is complete

Only a final inspection is required for sheds that do not require drawings



THE CITY OF WOODSTOCK

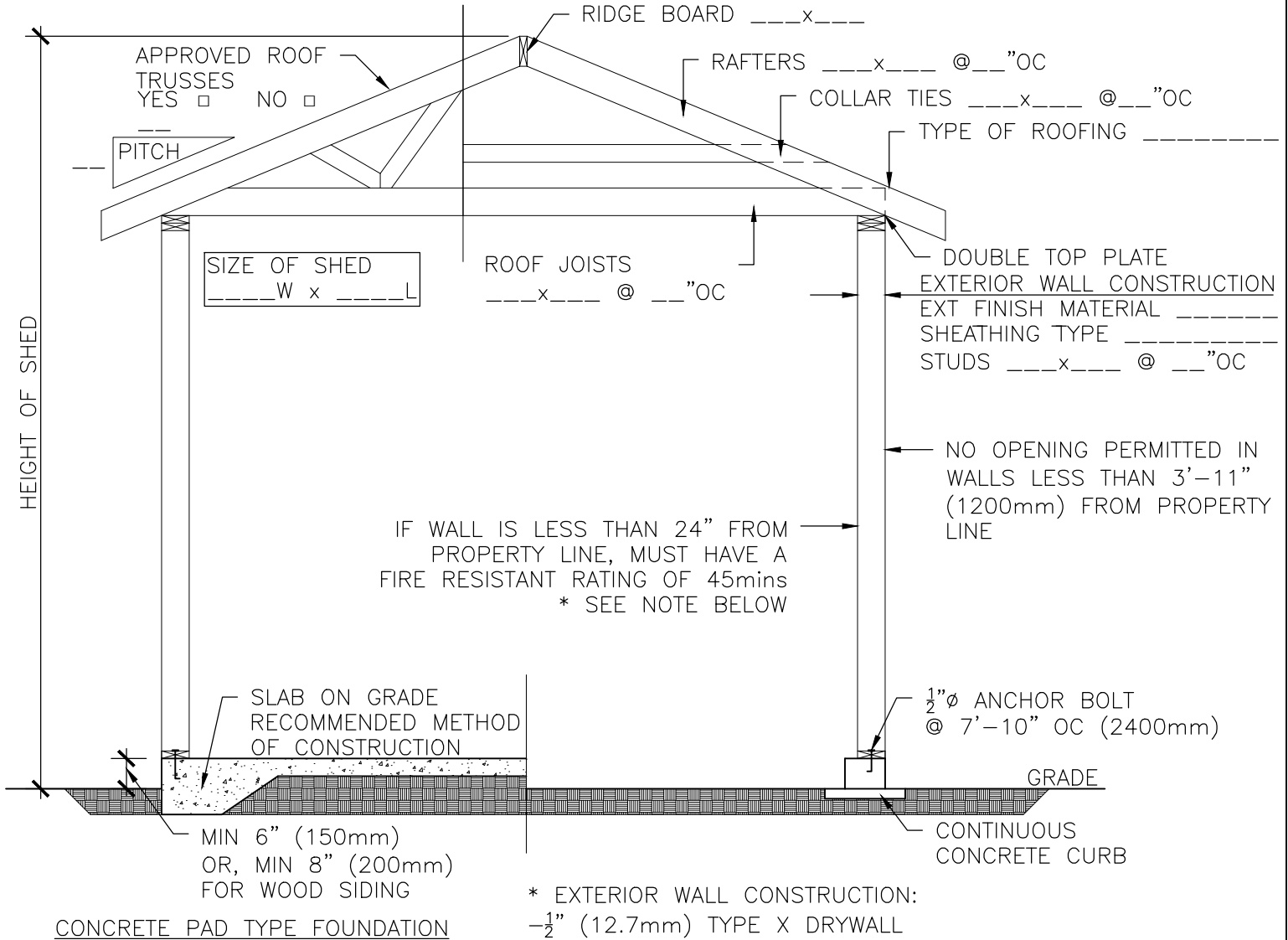
BUILDING DEPARTMENT

DATE REVISED:
JUNE 2023

DETACHED SHED
UP TO 55m² (592ft²) WITH NO BRICK VENEER

SCALE:
NTS

PAGE NO.:
S 1



- * EXTERIOR WALL CONSTRUCTION:
- 1/2" (12.7mm) TYPE X DRYWALL
 - 2x4 STUDS @ 16" O.C.
 - GLASS, ROCK OR SLAG INSULATION FILLING AT LEAST 90% OF THE CAVITY SPACE (SB-3 W1b)

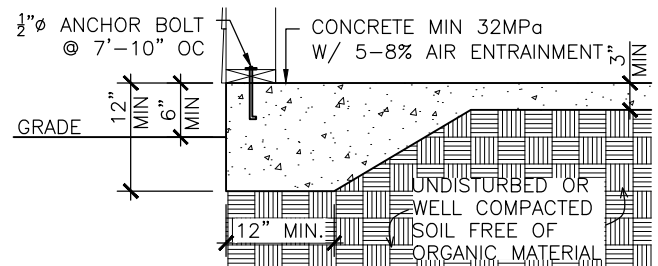
OPENING SPECIFICATIONS

No. OF OVERHEAD DOORS ---
 SIZE ---(H)x---(W)
 LINTEL SIZE 2---x---

WINDOW YES NO
 OPENING SIZE ---(H)x---(W)

DOOR YES NO
 OPENING SIZE ---(H)x---(W)

SLAB-ON GRADE DETAIL





THE CITY OF WOODSTOCK

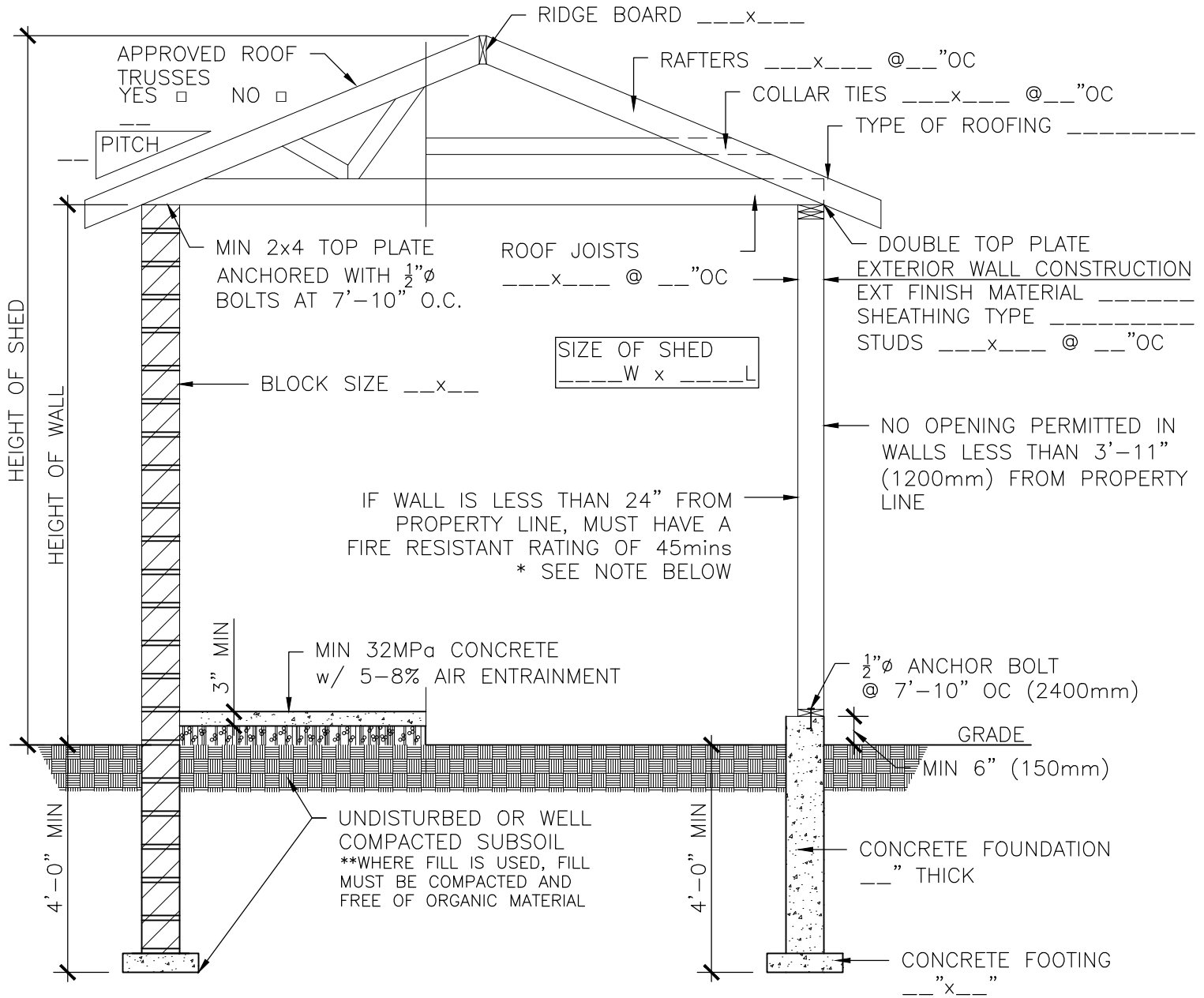
BUILDING DEPARTMENT

DATE REVISED:
JUNE 2023

DETACHED SHED
WOOD FRAMED OR MASONRY

SCALE:
NTS

PAGE NO.:
S 2



OPENING SPECIFICATIONS

No. OF OVERHEAD DOORS ___
 SIZE ---(H)x---(W)
 LINTEL SIZE 2---x---

WINDOW YES NO
 OPENING SIZE ---(H)x---(W)

DOOR YES NO
 OPENING SIZE ---(H)x---(W)

BELOW FROST TYPE FOUNDATIONS

- * EXTERIOR WALL CONSTRUCTION:
- $\frac{1}{2}$ " (12.7mm) TYPE X DRYWALL
 - 2x4 STUDS @ 16"O.C.
 - GLASS, ROCK OR SLAG INSULATION FILLING AT LEAST 90% OF THE CAVITY SPACE (SB-3 W1b)



THE CITY OF WOODSTOCK

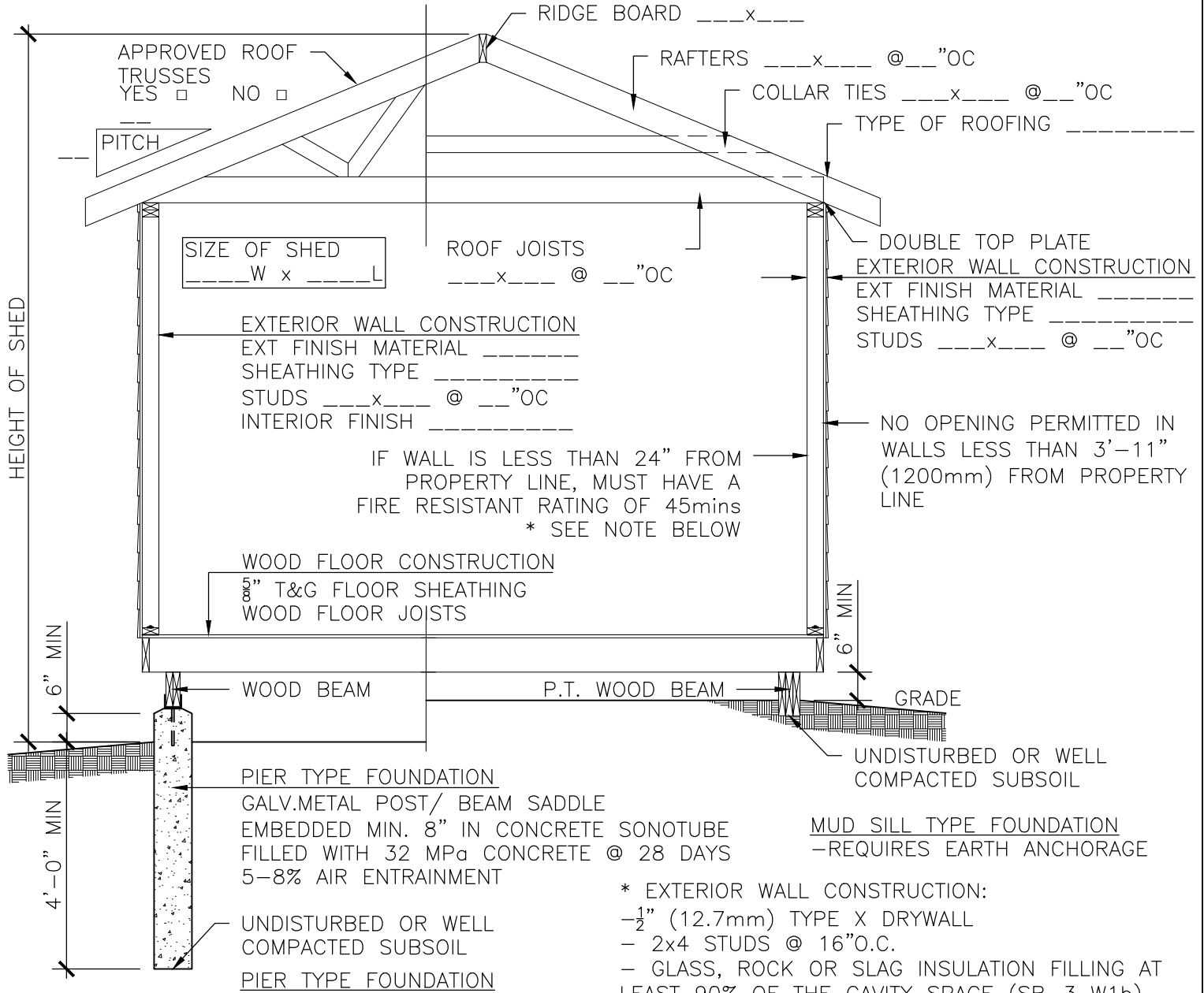
BUILDING DEPARTMENT

DATE REVISED:
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DETACHED SHED
UP TO 55m² (592ft²) WITH NO BRICK VENEER

SC-LE:
NTS

PAGE NO.:
S 3



OPENING SPECIFICATIONS

No. OF OVERHEAD DOORS ___
SIZE ___(H)x___(W)
LINTEL SIZE 2-___x___

WINDOW YES NO
OPENING SIZE ___(H)x___(W)

DOOR YES NO
OPENING SIZE ___(H)x___(W)

WOOD FLOOR AND PIER TYPE FOUNDATION SIZING (100 KPa SOIL BEARING CAPACITY)									
JOIST SPAN	PIER SIZE				BEAM SIZE				JOIST SIZE
	PIER SPACING				PIER SPACING				
	4'-0"	6'-0"	8'-0"	10'-0"	4'-0"	6'-0"	8'-0"	10'-0"	
6'-0"	14"φ	18"φ	20"φ	22"φ	2-2x6	2-2x6	2-2x8	2-2x10	2x6 @ 12" O.C.
8'-0"	16"φ	20"φ	22"φ	24"φ	2-2x6	2-2x8	2-2x10	2-2x12	2x6 @ 12" O.C.
10'-0"	18"φ	22"φ	24"φ	28"φ	2-2x6	2-2x8	2-2x10	2-2x12	2x8 @ 12" O.C.
12'-0"	20"φ	24"φ	28"φ	30"φ	2-2x6	2-2x8	2-2x10	2-2x12	2x10 @ 12" O.C.