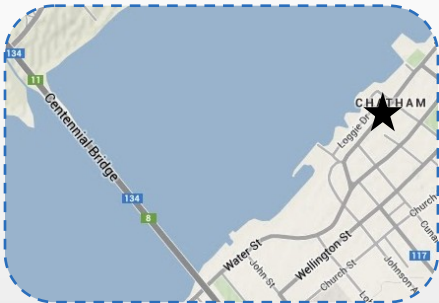


**Need More Info? Have Questions?  
Come See Us or Contact Us:**



### City of Miramichi Location



#### Greater Miramichi Regional Service Commission – Planning Services

1773 Water St., 2nd Fl.,  
Miramichi, NB, E1N 1B2

Telephone: (506) 778-5359

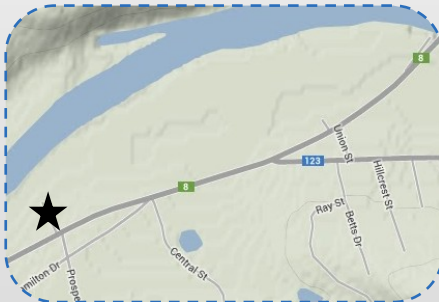
Toll Free: 1-855-647-5359

Fax: (506) 778-5360

Email: [info@rsc5.ca](mailto:info@rsc5.ca)

**Business Hours:** 8:00am to 4:00pm, excluding stat holidays

### Village of Doaktown Location (Seasonal)



#### Doaktown Village Office

8 Miramichi St.  
Doaktown, NB, E9C 1C8

Telephone: (506) 365-7331

Fax: (506) 365-7111

Email: [info@rsc5.ca](mailto:info@rsc5.ca)

**Business Hours:** 9:00am to 3:00pm, every Tuesday beginning early May to late September, excluding stat holidays (call for exact opening date)

**Please Note:** This brochure is for informational purposes only. Where there is conflict between this brochure and current municipal by-laws and/or provincial legislation, the latter prevails.

[www.greatermiramichirsc.ca](http://www.greatermiramichirsc.ca)

#2

# Garages & Sheds, etc.

BUILDING

June 22, 2015

[www.greatermiramichirsc.ca](http://www.greatermiramichirsc.ca)



## Meeting Notes

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Canada. Your competent and professional builder should be knowledgeable of these standards in order to submit the required documentation for approval.

*There are very few exceptions when a garage, shed, etc. does not need to be built to NBC standards. One of our Building Inspectors will be able to inform you of what construction standards apply to your project.*



**E.g. Greenhouse**

### Who is Responsible for Obtaining a Building Permit?

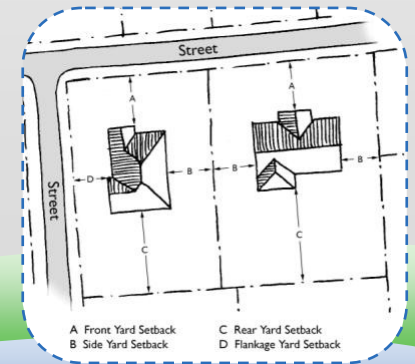
As the homeowner, you are responsible for obtaining the necessary permit(s). If you choose to have your builder take out a permit on your behalf, make sure that it's done before the project gets started. Also, please ensure that your builder has a signed letter of authorization to act on your behalf in obtaining the required permit(s).

### Does it Matter Where I Locate my Garage, Shed, etc.?

As with other larger building projects, the location of your garage, shed, etc. is regulated by the respective Rural Plan (e.g. Villages of Blackville and Doaktown), Zoning By-law (e.g. City of Miramichi), or NB Provincial Building Regulations.

Locational requirements may include, but are not limited to:

- Rear yard setback;
- Side yard setbacks;
- Front yard setback;
- Street line setback;
- Prohibited from being located in the front yard;
- Required distance from the main building; and
- Required distance from other accessory buildings.



**E.g. Yard Setbacks**

The location of your building may also affect the standards of construction that apply under the NBC. For example, a building that is very close (e.g. within 0.5m) of a lot line may require a type of construction / building materials that have a higher fire rating than if built further away (i.e. to stop fire from spreading across buildings and property lines). One of our Building Inspectors will be able to further advise you on this matter.



**E.g. Detached Garage**



**E.g. Baby Barn**

### **What if I Cannot Meet the By-law Requirements?**

If you cannot meet the by-law requirements for residential accessory buildings because of extenuating circumstances, you can apply for a variance(s). For example, if the natural landscape prohibits you from

#### **Did You Know?**

Permits are required for all buildings and structures, such as:

- Accessory buildings;
- Decks, ramps, and stairs;
- Fences;
- Swimming pool enclosures;
- Signs;
- Electrical work (e.g. changing out an electrical panel);
- Residential buildings (e.g. houses, cottages, camps, and mini-homes); and
- Commercial, industrial, and institutional buildings.

## **Meeting Notes**

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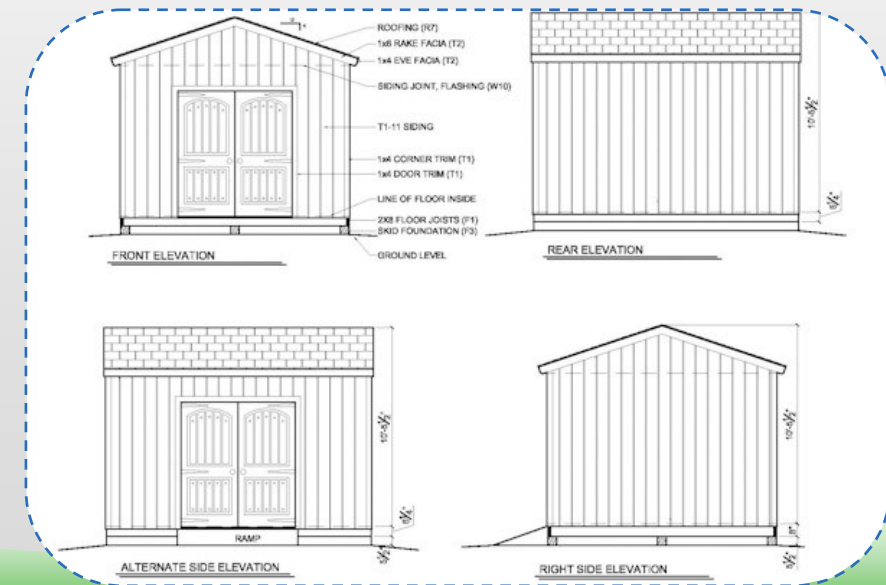
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**Generally speaking, your foundation plan should show:**

- Bird's eye view of foundation, fully dimensioned in metres and/or feet;
- Foundation wall thickness;
- Footing width and thickness, including interior footings;
- Location of step footings and dimensions; and
- Elevation differences from top of foundation to the crown of the road (applicable only if within 30m of the legal road right of way in the City of Miramichi).

**Generally speaking, your cross-section details should show:**

- Detailed notes of all assemblies from the roof to footings;
- The above notes shall be on a close-up view of these assemblies; and
- Stair details should also be submitted showing head room, guards, handrails, and construction methods.



**E.g. Shed elevation drawings**

meeting the setback requirements (e.g. too rocky, hilly, swampy), you may be able to locate your garage, shed, etc. closer to a lot line than otherwise permitted. However, as previously highlighted, this may influence your type of construction / building materials. One of our Planners will be able to further advise you of the variance application process. It is important to note that applying for a variance does not mean automatic approval; technical details and input from neighbours are taken into consideration when approving or declining a variance(s).



**E.g. Gazebo**

**What Do I Need to Apply for a Garage, Shed, etc. Building Permit?**

You may be required to submit all or some of the following when applying for a building permit for a residential accessory building:

- Site plan;
- Floor plans;
- Elevation drawings (4 sides);
- Foundation plan;
- Cross-section / structural details;
- Truss and floor system details from manufactured (if pre-engineered);
- WAWA permit if within 30m of a watercourse or wetland



**E.g. Wood Shed**

*See Planning information booklet '#2 What if I Cannot Meet the Zoning Requirements? About Variances' for more detailed information on the variance process.*



(Department of Environment and Local Government);

- Completed building permit application form;
- Building permit application fee; and
- Letter of authorization from property owner.

### What Details Should be Included in my Application?

In preparing your application, please keep in mind that all drawings:

- Must be to scale;
- Show compliance with the NBC; and that
- Additional information may be required as per request from Planning Services.

### Generally speaking, your site plan should show:

- Title;
- Date;
- Scale;
- PID;
- Who drew the site plan (author);
- Revision number;
- Lot area in metres;

- Lot dimensions in metres;
- Proposed building(s) location(s) of existing and proposed;
- Front, rear, and side yard setback distances in metres;
- Distances from existing and proposed buildings, in metres;
- Location of watercourses;
- Location of municipal and utility easements; and
- Location of public and private roads.

### Generally speaking, your floor plan should show:

#### Expediting Your Project

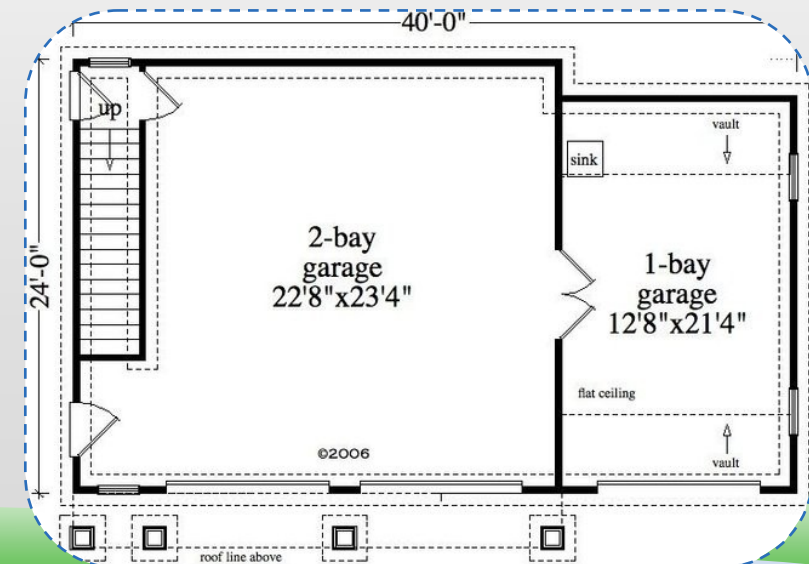
You can save time and resources in seeing your project through by:

- Meeting and speaking with Planning Services staff to review information / submission requirements;
- Providing complete information in a timely manner; and
- Employing qualified professionals (e.g. engineers, surveyors, architects, planners) to assist you with your application.

- Bird's eye view of all floors including existing parts of the building for additions;
- Fully dimensioned, including interior and exterior dimensions (feet and/or metres);
- All rooms or spaces shall be identified by proposed use;
- Location of plumbing fixtures;
- Size of all windows and doors, including their lintels;
- Location of stairs;
- Exterior decks and balconies;
- Interconnected smoke alarms; and
- Ventilation and heating type.

### Generally speaking, your elevation plan should show:

- Exterior view of all sides of the building;
- Exterior finishes (e.g. siding and roofing);
- Dimensions from finished grade to top of all floor levels and highest peak of the building (for all sides if grade varies); and
- Decks and other exterior structures including their guards and handrails.



E.g. Detached garage floor plan