

Sheds and Gazebos, an Update and, an Overview

To help you prepare your plans to build gazebos and sheds, please keep in mind the following requirements:

1. Following a change in the Ontario Building Code, the size of an accessory buildings that requires a building permit has changed. Effective April 29, 2022, buildings less than 15 m² (161.459 ft²) when measured from the outside surface of the exterior walls or any support posts will be exempt from the requirements to obtain a building permit. Provided they are not more than one story, not attached to a building or any other structure, used for storage purposes and do not contain plumbing. Structures that contain plumbing, and/or are more than 15 m² (161.459 ft²) require permits or more than 10 m² and used for other than ancillary storage. **The maximum overhang is 60.96 cm (24 in.).** For further information, see our guide for "[Building a detached accessory building](#)" available on our website.
2. If your planned project is smaller than described above, you will still need to maintain 5 m (16.5 ft) separation from your septic bed distribution piping or leaching chambers (if applicable) and should contact Planning and Zoning to find out setback and lot coverage information as it relates to your property. You can reach them by phone at 705-728-4784 Ext 2019 or by email to planning@springwater.ca to obtain specific information about your property.
3. Prefabricated structures outside of Part 9 of the Ontario Building Code (OBC) will require the following:
 - a) Drawings to be sealed/stamped by a Professional Engineer in Ontario if the building is larger than 15 m² (161.459 ft²).
 - b) The climatic data shall be part of the design package to indicate the structure is designed for the following Code requirements:
 - Loads due to snow and rain as per OBC Division B, 4.1.6 **or** OBC Division B, 9.4.2.2
 - Wind load as per OBC Division B, 4.1.7 **and**
 - Earthquake load and effects as per OBC Division B, 4.1.8
4. Prefabricated structures are often designed in the United States and are not generally designed to withstand local snow loads. If the manufacturer does not confirm a minimum snow load "in excess of" **33 lbs. per square foot**, you should not purchase the product unless you plan to remove snow consistently over the winter or it may collapse.

PLEASE NOTE:

- Check for manufacturer's specifications online using the product information found on the packaging.
- Look for disclaimers on these products. Do not rely of the fact that it is sold in Ontario, and therefore must meet Ontario Building Code specifications; this is not always the case.

If you have further questions, please contact Building Services:

- by phone at 705-728-4784 Ext 2017
- by email at building@springwater.ca

For further information on the requirements for construction of these structures, see our [Building a detached accessory building, a guide.](#)