

Building Matters

SHEDDING LIGHT ON SHEDS

When building and development permits are required

Sherry Sparks

When preparing to build a shed, often people consider location, size and the materials required. But it is also important to remember to apply for building and development permits from the City of Moncton.

Any structure being added to a site, including prefabricated sheds, requires both permits, as stated in the Building By-Law Z-410 and Zoning By-Law Z-202. This allows the City to ensure sheds comply with the National Building Code of Canada and the location meets the zoning requirements for Moncton.

LOCATION

The shed's positioning on the land is very important. It cannot impact on the property lines, easements, utility, water, or drainage. Furthermore, it cannot be installed on the front lawn of the property and cannot obstruct access to the rear of the yard. Some subdivisions prohibit sheds from being installed on the property, so check that you are allowed before building.

A building permit is also required when moving a shed to confirm how close it will be located to the property line and where it will be situated in relation to drainage easements on the lot.

FOOTINGS AND FOUNDATIONS

Typically small storage sheds do not require footings. They can be placed directly on grade with supports. Structures larger than 625 square feet (58 m²) do require an engineered foundation.

PERMIT APPLICATION

Construction plans are required to attain building and development permits, which must include:

- Site plan showing the details of the distance of the proposed building to the property boundary and watercourse (if applicable).
- Elevation plan showing the height, width and length of the proposed building along with the size of openings for windows and doors.
- Detailed cross-section plan showing the material used for the roof, wall and floor assembly including roof sheathing and

trusses, rafters, vapour barrier, insulation, exterior wall cladding and sheathing, interior finish, sub-floor and floor moisture barrier. Size and spacing is required for studs, lintels, beams and roof trusses and rafters.

- All shed designs shall conform to the latest adopted edition of the National Building Code of Canada.
- Sheds greater than one story may require additional design.

Sheds do not require mandatory inspections, but to verify that a shed meets building code, schedule an inspection through the Building Inspection department at no extra cost.

A building permit takes 10 working days to be approved, and costs \$7.50 per \$1,000 of the cost to build the shed. A development permit costs \$25 and takes 10 days to be approved. Payment is required at the time of application, and can now be accepted in the Building Inspection department.

A \$25 demolition permit, which outlines how materials will be disposed of, is required when a shed is being taken down. If you require electricity to your shed you need to apply for an electrical permit through Public Safety through the province of New Brunswick.

Visit the City of Moncton website (moncton.ca) for information on municipal building and zoning by-laws, sketch and site plan downloads, and building and development permit applications, or pick them up from the Building Inspection department, located on the second floor of City Hall. For more information on building structure, safety and accessibility, view the latest edition of the National Building Code of Canada.

The City of Moncton's Building Inspection department is responsible for safeguarding life, property, and public welfare by ensuring compliance to property and zoning by-laws, whether it is in the area of design, construction, or alteration of buildings.

Sherry Sparks is the director of Building Inspection for the City of Moncton. She holds a diploma in Civil Engineering Technology and a Bachelor of Science in Civil Engineering. Sherry has been working in the field for 27 years, is currently President of the New Brunswick Building Officials Association and became a fellow of Engineers Canada in 2008. For more information on building guidelines and permits, visit the Housing and Building section of our website (moncton.ca), e-mail questions to info@moncton.ca, or call 856-4375.