

Accessory Building Permit Application Requirements

Sheds, detached garages, carports

All Building Permits Applications require a Site Plan showing the distance from the proposed building to property lines.

Sheds

If the shed is less than 11 square metres (120 square feet) in floor area, only a site plan is required. Sheds larger than that require building plans, same as detached garages

Detached Garages

Detached Garages require a site plan and building plans. If the structure is less than 55 square metres (592 square feet) in floor area a full foundation may not be required. Two other options are noted in the building code:

- Wood mud sills
- 100mm (4") thick concrete slab

There are several instances where a frost protected foundation is required:

- Garage is more than one storey
- Floor area is greater than 55 square metres (592 square feet)
- Walls include masonry or masonry veneer construction
- Floor joist underside more than 600mm above finished grade

Foundations may consist of a concrete wall extending down a minimum of 1.2m (4') from finish grade to bottom of the footing (with drainage tile protection), or a concrete slab designed by a NB licensed Professional Engineer

Carport (Detached)

A detached carport requires a site plan and construction plans same as for detached garages.

Foundations for a carport may consist of concrete piers or Helical Piles (screw piles) extending a minimum depth of 4' below finish grade. Mechanical connections (steel brackets) are required to connect the posts to the foundation. If using helical piles, see document below

Concrete piers must extend not less than 150mm above ground level and project at least 25mm beyond each side of the column it supports, but in no case less than 190mm x 190mm in size.

General Information

Location, size, and number of accessory buildings permitted on a lot can be found in the Accessory Building zoning regulations below.

Fees for Building Permits are based on \$8.00 per \$1000.00 of estimated construction cost (rounded up to the next \$1000). This includes all material and labour.

For more information, please contact:

Planning & Development – Building Inspection

Buildinginspection@fredericton.ca

(506)460-2020

City of Fredericton, 397 Queen Street, Fredericton, NB E3B 1B5

Related Documents

Shed Building Permit Application Form

Detached Garage Building Permit Application Form

Carport Permit Application Form

Helical Pile Requirements

Accessory Building Zoning Regulations – Z5 Zoning By-law Section 4.2(3)

Sample Detached Garage/Carport Site Plans for Interior and corner lots

Site Plan Templates for interior and corner lots (for use if survey plan not available)