



Building Inspections

Accessory Building Requirements

The following information outlines the Building and Planning Divisions' requirements for detached accessory buildings on single family residential zoned lots. A sample set of plans is included as an example of the expected level of detail & information required for a building permit application.

BUILDING PERMIT SUBMISSION

Applications must include the following:

- Building permit application form
- Two sets of plans on 11x17" minimum paper size (graph / lined paper is not accepted):
 - Site plan (survey by a British Columbia Land Surveyor (BCLS) may be required for setbacks and / or height depending on design)
 - Foundation / Floor Plan
 - Elevations views
 - Cross Section view
- Truss layout including point loads & engineered beams (as applicable)

BUILDING REQUIREMENTS

Detached buildings under 10 m² (107.64 ft²) do not require a building permit, but must comply with the setback requirements set out in the "ZONING BYLAW 2011, NO. 4500" for accessory buildings. All construction and additions to existing buildings require a building permit prior to commencing construction.

Buildings less than 55 m² (592 ft²) in building area do not require a conventional foundation. Larger buildings require a conventional footing and foundation wall design as per BC Building Code 9.15. An example foundation is included with the example plans on the Cross Section drawing.

PLANNING REQUIREMENTS

In a typical single dwelling residential situation, the yard setback and height requirements are:

Yard Setbacks	Height Maximum
• front - 6 metres (19' 8 1/4")	• roof pitch < 6:12 – 4.5m (14.76')
• rear - 1.5 metres (4' 11 1/16")	• roof pitch ≥ 6:12 – 5m (16.4')
• rear lane – 1 metre (3' 3/8")	• roof pitch ≥ 8:12 – 5.5m (18.04')
• side - 1.5 metres (4' 11 1/16")	• contains a secondary suite – roof pitch 6:12 – 7m (22.97')
• flanking street – 4 metres (13' 1 1/2")	• located within allowable principal building setback –7m (22.97')

**Watercourse, major road setbacks and covenants on title may affect the building setback requirements.*

A survey by a British Columbia Land Surveyor (BCLS) will be required if the proposed building location is within 0.15 meters (6 inches) of the setback requirements or if the proposed height is within .305m (1') of the maximum height permitted. A BCLS survey may be required at the discretion of the Building Inspector where the lot has an irregular shape or the survey iron pins cannot be located.

Accessory buildings shall not be closer than 1.2 metres (3.94 feet) to a residential use building or 3m (9' 101/8") if the accessory building contains a suite.

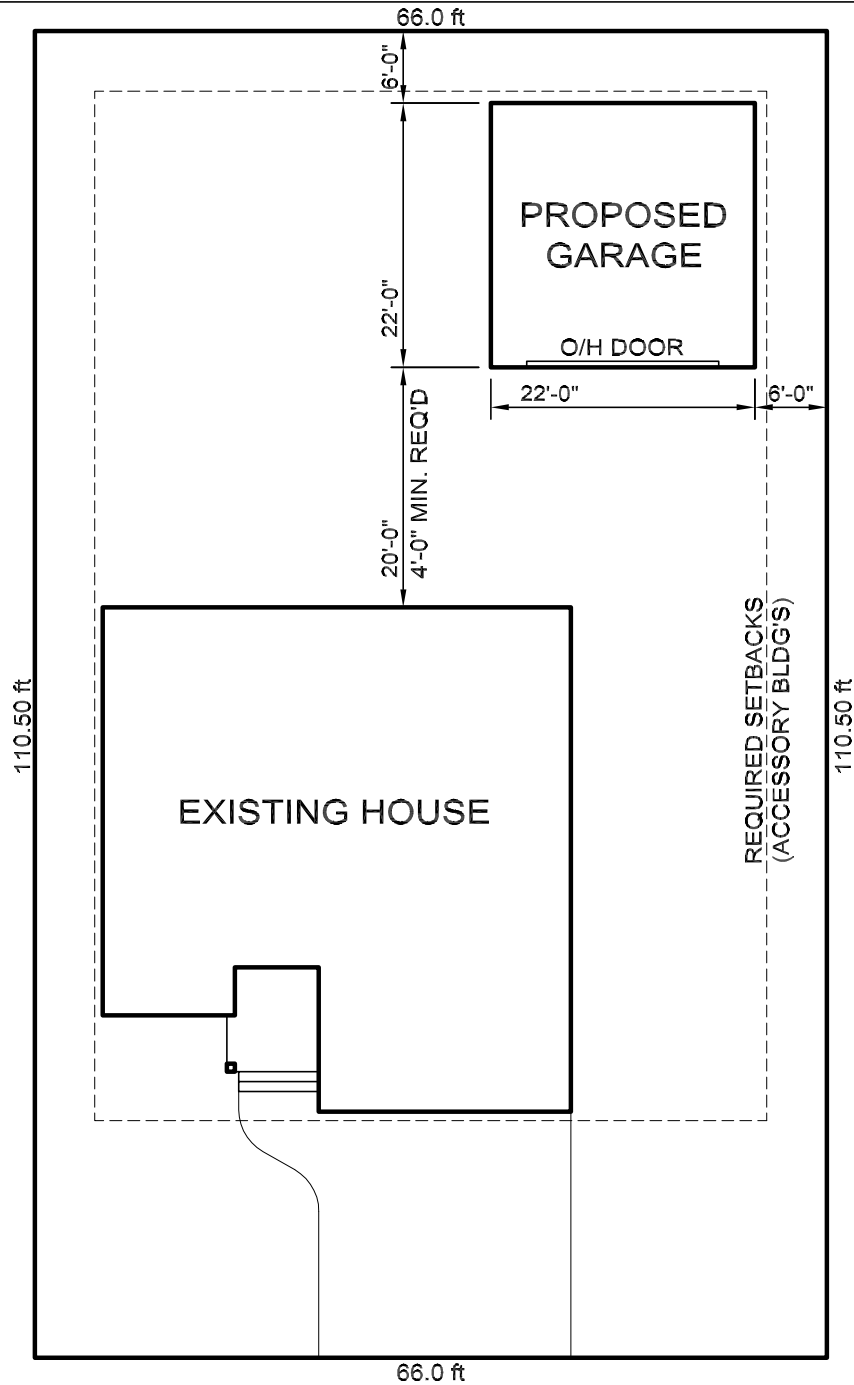
The sum total of all accessory buildings on an urban residential lot shall not exceed a floor area greater than 13% of the lot size to a maximum of 90m².



DEVELOPMENT SERVICES

Building Inspection Division

EXAMPLE PLANS: ACCESSORY BUILDING ON A RESIDENTIAL LOT



SITE PLAN

SCALE: $\frac{1}{16}$ " = 1'-0"

**Note: Actual plans must be drawn on minimum 11x17" size paper. Plans must NOT be drawn on graph or lined paper.

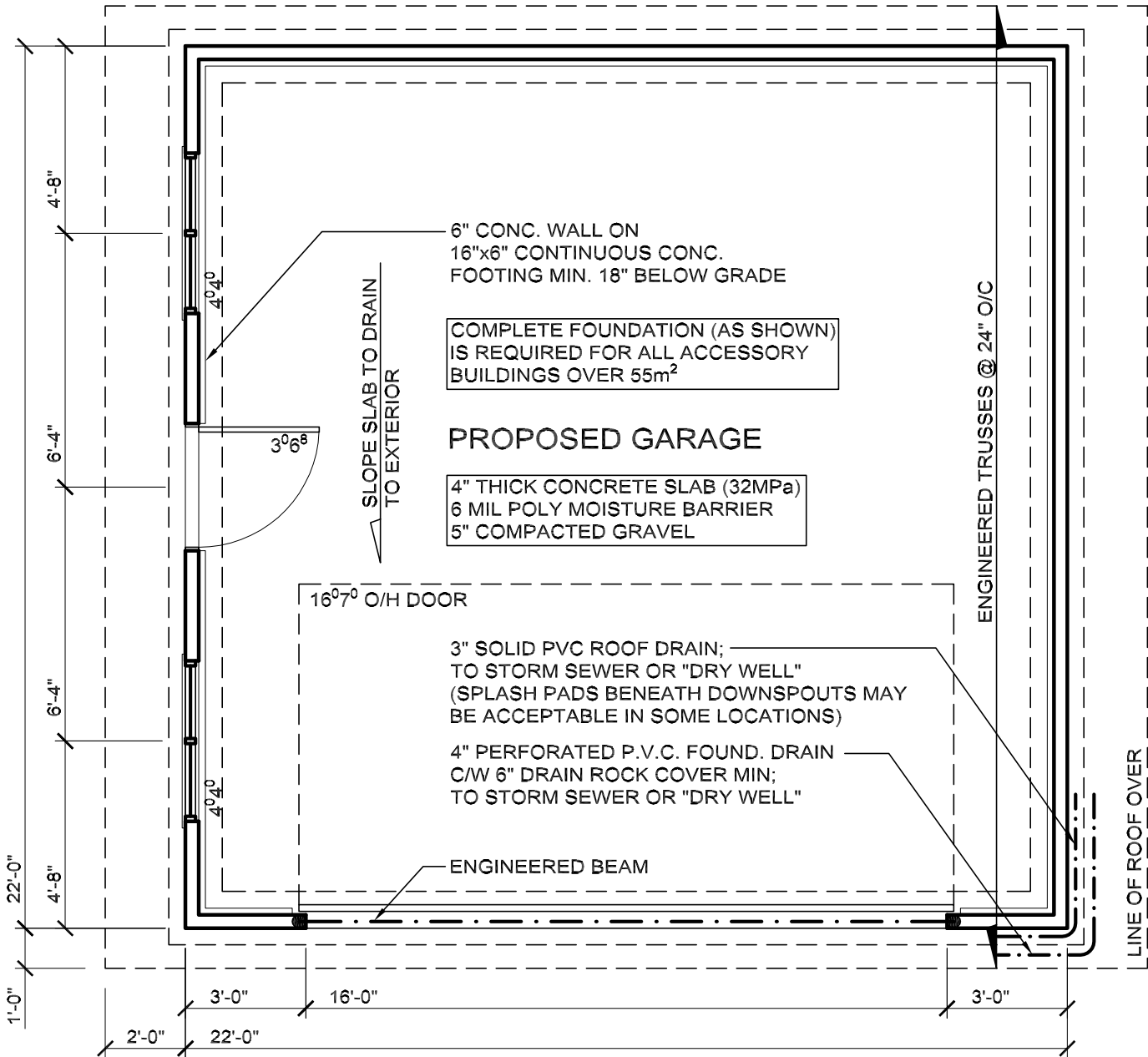
Revised: 2007-09-13

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**EXAMPLE PLANS:
ACCESSORY BUILDING ON A RESIDENTIAL LOT**



FOUNDATION / FLOOR PLAN

SCALE: 1/4" = 1'-0"

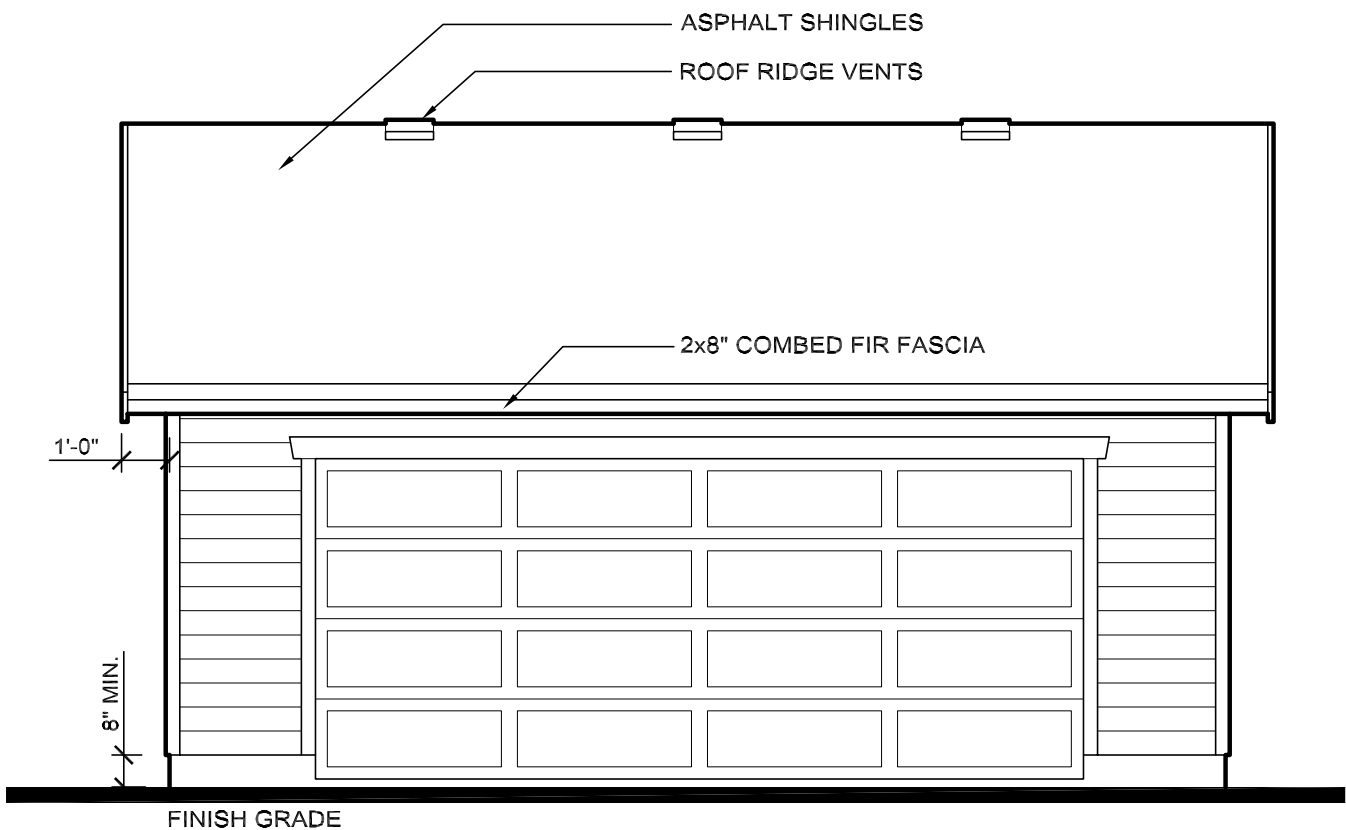
**Note: Actual plans must be drawn on minimum 11x17" size paper. Plans must NOT be drawn on graph or lined paper.



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**EXAMPLE PLANS:
ACCESSORY BUILDING ON A RESIDENTIAL LOT**



FRONT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

**Note: Actual plans must be drawn on minimum 11x17" size paper. Plans must NOT be drawn on graph or lined paper.

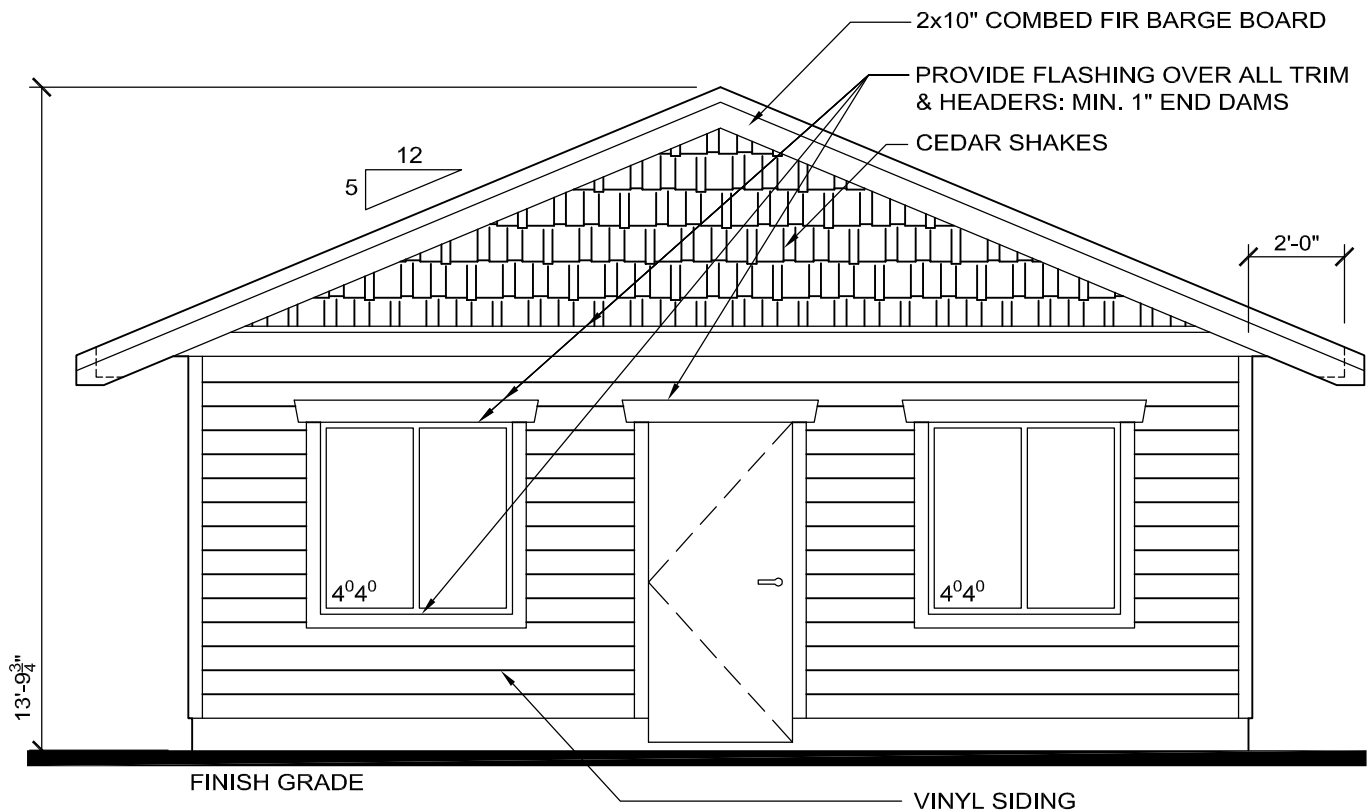
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**EXAMPLE PLANS:
ACCESSORY BUILDING ON A RESIDENTIAL LOT**

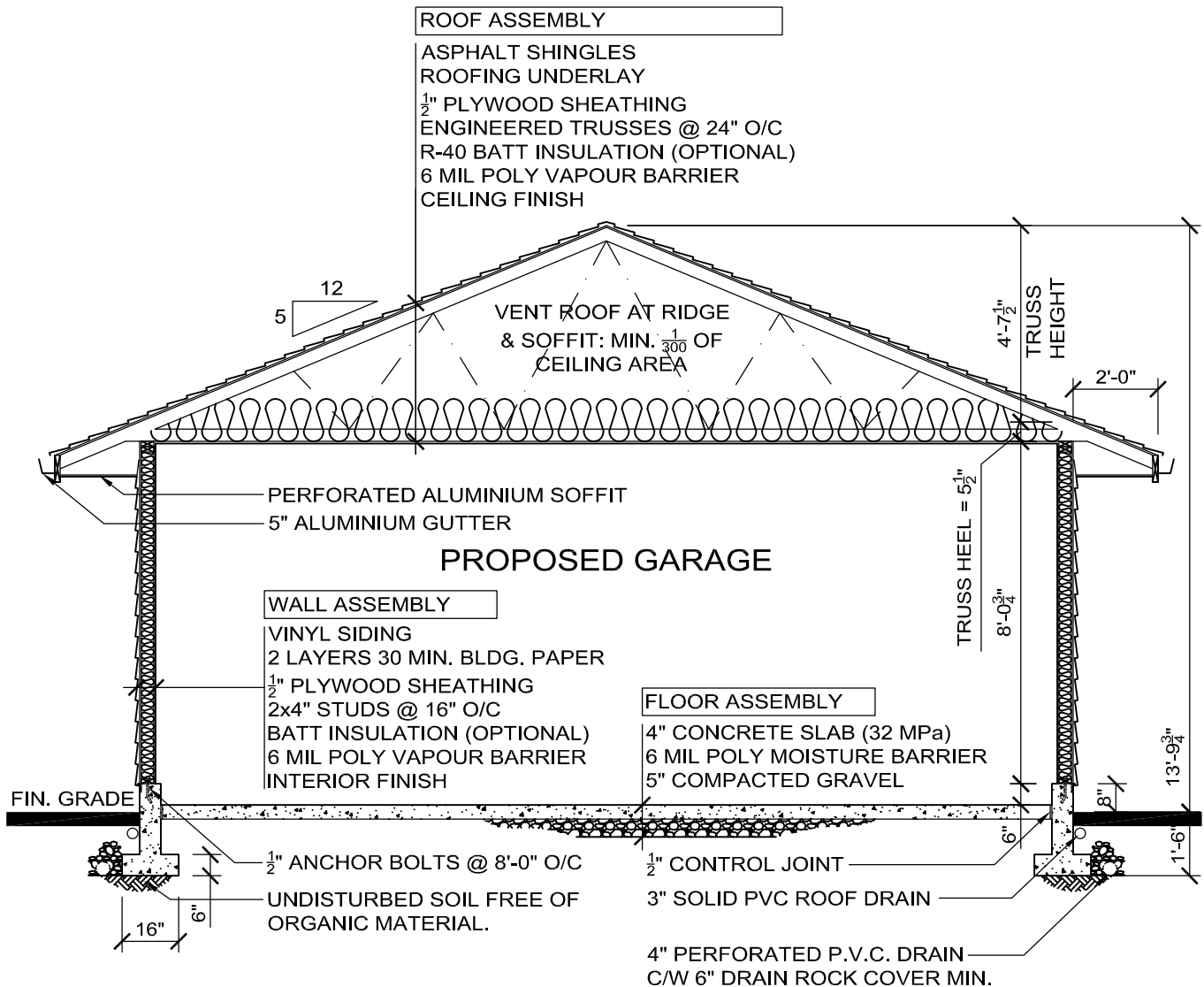


LEFT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

****Note:** Actual plans must be drawn on minimum 11x17" size paper. Plans must NOT be drawn on graph or lined paper.

**EXAMPLE PLANS:
ACCESSORY BUILDING ON A RESIDENTIAL LOT**



CROSS SECTION

SCALE: 1/4" = 1'-0"

**Note: Actual plans must be drawn on minimum 11x17" size paper. Plans must NOT be drawn on graph or lined paper.