

FARM BUILDINGS

DEFINITION

The Ontario Building Code defines a Farm Building as a building or part thereof, which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming and used essentially for housing of farming equipment, livestock or the production, storage or processing of agricultural and horticultural produce or feeds.

WHEN ARE BUILDING PERMITS REQUIRED?

A Building Permit is required for all buildings having an area greater than 10 square metres (108 square feet).

WHAT IS REQUIRED TO OBTAIN A PERMIT?

- 1) A complete Building Permit Application and applicable Building Permit fee.
- 2) A signed declaration that indicates whether or not the proposed structure will house livestock.
- 3) A complete MDS (Minimum Distance Separation) Data Sheet if applicable.
- 4) Two (2) sets of drawings showing dimensions, size and type of all structural components (ie) footings, posts, beams, etc. to ensure compliance with the OBC. Schematic plumbing drawings are required if plumbing is contained within the building.
- 5) A Site Plan showing the location of all existing and proposed buildings. Include all setbacks from the proposed buildings to the property lines. If required for MDS calculations indicate the distance from the proposed building to the existing houses on adjacent properties included in the MDS.
- 6) Two (2) sets of roof trusses shop drawings sealed and signed by a Professional Engineer.
- 7) Two (2) sets of mechanical drawings (if applicable).
- 8) Other approvals as required (ie) Conservation Authority, Health, M.T.O., etc.

Please Note The designers may be required to be registered and/or qualified. Designers of Farm Buildings of low human occupancy, < or = 2 storeys in height and < 600 sq.m. in building area are not required to be qualified and/or registered. Designers of Farm Buildings other than above are required to be qualified and/or registered. For information click the "Qualification and Registration" link on the following website: www.obc.mah.gov.on.ca. The Municipality will not issue a building permit if the designers are not appropriately qualified and/or registered. This includes architectural and engineering firms, or drafting firms that provide design services.

HOW AND WHERE DO I APPLY FOR A BUILDING PERMIT?

When you are ready to apply, bring two copies of your plans to our office located in the MAC Building, 3rd Floor, 40 Temperance Street, Bowmanville. You will be required to fill out the Building Permit application and pay the required fee. Your submission will be reviewed to ensure compliance with the Ontario Building Code, the Ontario Building Code Act, the Zoning By-law and all applicable laws. Your Building Permit will be issued promptly if the proposed construction meets all the requirements and all of the required information (ie) trusses shop drawings and permits from other agencies have been received by the Building Branch.

NOTES

- 1) Section SB-11 of the Ontario Building Code prescribes the structural requirements for low human occupancy Farm Buildings. A Professional Engineer must seal the drawings for all structures beyond the scope of Section SB-11.

HOW MUCH WILL IT COST?

The Building Permit fee for all Farm Buildings is \$2.72 per square metre (max. \$5,000.00) of gross floor area, with a minimum charge of \$84.00.

WHAT INSPECTIONS ARE REQUIRED?

Building Inspections

- FOOTINGS:** Readiness to construct footings with formwork and reinforcing in place prior to placing concrete.
- FOUNDATION:** Substantial completion of footings and foundation including drainage and damproofing prior to commencement of backfilling.
- FRAMING:** Substantial completion of the structural framing after heating and ventilation, mechanical and plumbing rough-in with windows and roofing in place.
- OCCUPANCY:** Completion of the construction and installation of components required to permit occupancy as required by the Ontario Building Code.
- NOTE 1)** For most farm buildings (ie) barns where there are no finished interior spaces no other inspections beyond framing are required.
- NOTE 2)** Additional inspections (ie) insulation may be required if finished concealed space contained within the building or the Building Inspector is of the opinion they are necessary.

Plumbing Inspections (If Required)

- OUTSIDE SERVICES:** Installation of building storm sewer and sanitary sewer and water service pipe.
- INSIDE SERVICES:** Installation of underground building storm drain, sanitary drain and water supply.
- ROUGH-IN:** Installation of drainage system, venting system and the water distribution system throughout the building.
- PLUMBING OCCUPANCY:** Installation of required plumbing fixtures and plumbing appliances as required to permit occupancy by the Ontario Building Code.

Heating Inspections (If Required)

- HEATING ROUGH-IN:** Substantial completion of ductwork and piping for heating and air-conditioning.
- HEATING OCCUPANCY:** Completion of the construction and installation of components required to permit occupancy.

TO ARRANGE AN INSPECTION, PLEASE CALL 905-623-7876 BEFORE 3:00 P.M. FOR NEXT DAY INSPECTION.

Electrical Inspections (If Required)

Completed independently by Ontario Hydro. Call 1-800-305-7383.