

Room Over Garage Structural Checklist

Deomax - GTA Homeowner Guide 2026

Verify Before You Design

1 Structural engineer assessment

Confirm foundation, footings, and walls can carry the load.

2 Check zoning limits

Height, floor area, and angular plane rules for your lot.

3 Plan the house tie-in

How the new storey connects structurally to the home.

4 Assess the foundation

Whether underpinning or new footings are required.

Build It Right

1 Get the building permit

Engineered drawings meeting the Ontario Building Code.

2 Reinforce the base first

Underpin or strengthen before framing above.

3 Licensed electrical work

Extended into the new space and ESA inspected.

4 Inspect at each stage

Foundation, framing, insulation, and final sign-off.

Questions? Visit deomaxgroup.ca to get in touch.