

Professional Involvement

The owner is responsible to see that professionals are used where they are required by the Alberta Building Code. Detached residential garages with structural members not specifically covered by the Alberta Building Code may require the services of a professional to undertake the structures design.

- Where professional involvement is required, drawings provided, must be stamped by an Alberta registered architect, engineer, or registered professional technologist. The designer will be responsible for field review.
- Garages over 55 m² (592 sq. ft.) in building area shall have foundation walls and footings 1.2 m (minimum) below grade around the perimeter or the foundation design must be reviewed by a Professional Engineer licensed to practice in the province of Alberta.

Contact your local authority whenever foundation area limits are unclear.

Limiting distance (side yard set back for detached garages)

- Soffits are not permitted within 450 mm to a side yard property line.
- Soffits constructed 450mm to 1200mm to a side yard property line must have no openings and be protected by one of the material listed in Clause 3.2.3.6.(5)(b). as prescribed by the current edition of the Alberta Building Code.

Call your local Fire Department to inquire about Fire Department response times. Areas exceeding a 10 min response will require the distance to the property line to be doubled or the construction will require fire protection.

Contact your Local Building Authority to further discuss your specific side yard set back details prior to commencing any work on your building.

Alberta's Safety System

Alberta Municipal Affairs works in partnership with the Safety Codes Council, municipalities, corporations, agencies, and other organizations, to deliver effective community-focused public safety programs and services to Albertans.

Questions or more information:

Alberta Municipal Affairs

Safety Services Branch
16th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta T5J 4L4

Phone toll-free: 1 (866) 421 6929
Fax: (780) 427 8686
E-mail: safety.services@gov.ab.ca
www.municipalaffairs.gov.ab.ca/ss_index.htm

Safety Codes Council

Suite 1000, 10665 - Jasper Ave NW
Edmonton, Alberta T5J 3S9

Toll-free within Alberta:
Phone: 1 (888) 413 0099
Fax: 1 (888) 424 5134
Email: webmaster@safetycodes.ab.ca

Please place your agency or municipality contact information in the space below.

These brochures may be updated periodically. They have no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect.

January 2011

ISBN 978-0-7785-7122-3

Safety Tips

Building a Detached Residential Garage



Alberta



Building a Detached Residential Garage

Do you need a permit?

It is the owner's responsibility to obtain appropriate permit (s) for building any detached residential garage. Check with the permit issuing authority in your area to determine the permitting requirements essential to your project prior to commencing any work on buildings covered by the Alberta Building Code.

Benefits of getting a permit

- You will have access to the expertise of certified safety codes officers (inspectors) who will advise you regarding compliance with the Alberta Building Code.
- Your plans will be reviewed by a certified safety codes officer to identify potential problems. This will allow you to make changes in the plans stage rather than making costly corrections after construction.
- Inspection (s) will be carried out by certified safety codes officers who will provide you with an inspection report (s), and follow-up of outstanding deficiencies related to the Alberta Building Code.

WARNING: Dial before you dig!

Alberta One Call: Locates utility lines on your property before you begin a project that involves digging in your yard. Utility lines that will be located include gas, water, electricity, drainage, telephone and cable TV lines. Allow 2 days for the lines to be located.

No Fees are required for this service

Contact Number: 1-800-242-3447

Note: Check with your municipality on the zoning and bylaws that regulate the development of detached garages in the area where you intend to build. Some restrictions may apply.

Required plans information

You **must** submit plans with your building permit application to your local authority before starting any construction. Plans may include any/or all of the following:

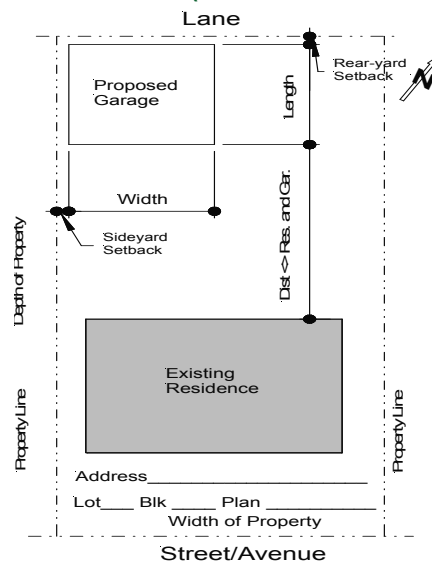
- * SITE PLAN
- * FLOOR PLAN
- * ELEVATIONS
- * CROSS-SECTION
- * ENGINEERED ROOF TRUSS DESIGN (if trusses are to be used).

Most lumber supply stores offer assistance in design for no charge if you are building a "packaged garage." There are also a number of detached residential garage design books on the market that can help.

Site plan (required information)

- Show North arrow, and indicate the size of the property by proper dimensioning,
- Provide location of the proposed detached garage on the property, and indicate distances of the garage to property lines and to any existing buildings on site,
- Show roadway access.

Sample Site Plan (for information only)



Floor plan (required information)

- Show roof truss details and indicate the direction of trusses;
- Show length and width dimensions of proposed floor area;
- Provide floor layout and construction details;
- Show any window and man door opening locations and sizes where applicable,
- Include details of all structural elements,
- Show size of overhead door opening, and include your overhead door header detail.

Elevations (front, rear, right, and left)

- Show the roof pitch (slope),
- Describe the exterior wall finish material,
- Indicate window and door locations,
- Indicate maximum height from roof top to grade level.

Cross-Section (required information)

- Show the roof pitch (slope)
- Provide roof system details, and indicate material used (type of shingles/shakes etc.),
- Show maximum projection of eave overhang and indicate the eave-line, measured from the finished floor level of the building,
- Indicate span between supports of the stud wall construction,
- Show construction details for wall systems, and indicate (type of finish material, sheathing, etc.),
- Show size and maximum spacing of anchor bolts,
- Provide foundation details including slab thickness and reinforcement (rebar),
- Show minimum depth of compacted gravel where required.