

BUILDING A DETACHED RESIDENTIAL GARAGE

When you need a permit

If you are building a detached garage, you will need permits. As the homeowner, you are responsible for getting all required permits.

Check with your municipality on the zoning and development bylaws in your area; as well as to find out what permits you need. Some restrictions may apply. Make sure you get your permit(s) before starting your project.

REQUIRED PLANS

You must submit plans with your building permit application to your municipality or permit provider before starting construction. The plans may include any combination or all of the following:

- site plan
- floor plan
- elevations
- cross-sections
- engineered roof truss design (if trusses are to be used)

There are also a number of detached -garage design books on the market that can help.

Site plan

Site plans must:

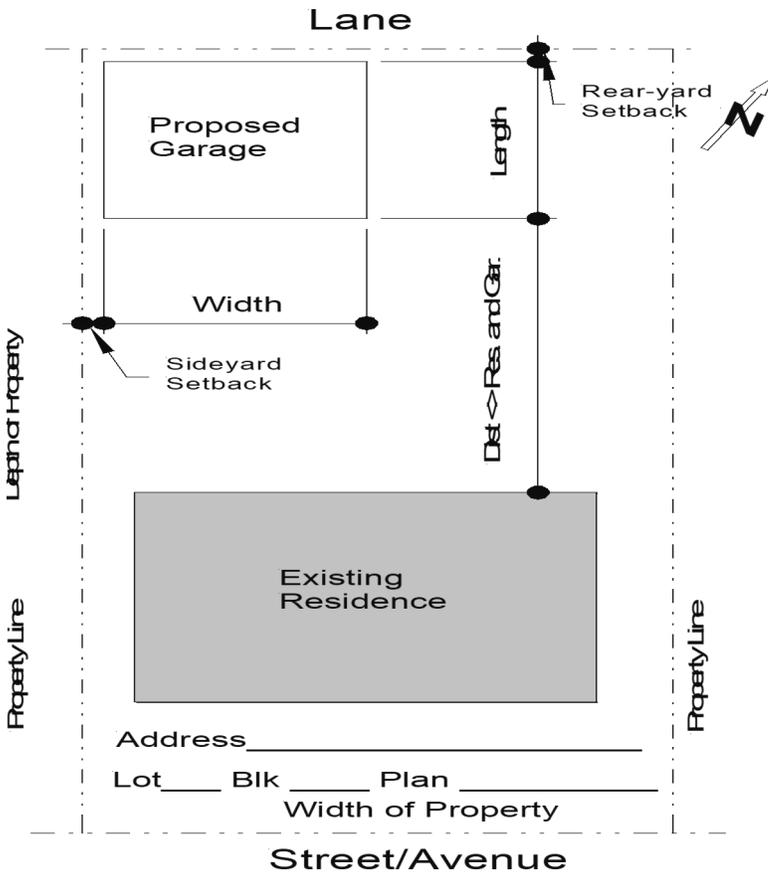
- show north arrow and indicate the size of the property using proper dimensioning
- provide location of the proposed garage on the property, and indicate distances from the garage to property lines and any existing buildings on site
- show roadway access



SAFETY TIPS

BUILDING A DETACHED RESIDENTIAL GARAGE

Sample site plan



Floor plan

Floor plans must:

- 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 window and egress door opening locations and sizes
- show size of overhead door opening and include your overhead door lintel information
- include details of structural elements

Elevations

Elevation drawings must:

- show the slope of the roof (pitch)
- describe the exterior cladding material
- indicate window and door locations
- indicate maximum height from roof top to grade level



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Cross-sections

Cross-section drawings must:

- show the slope of the roof (pitch)
- provide roof system details and indicate proposed materials (ex: type of shingles)
- indicate span between supports of the stud wall construction
- show details of wall assemblies and indicate cladding material
- show size and maximum spacing of anchor bolts
- provide foundation details (if applicable)

Distance to property lines

Side yard setbacks are determined by municipal bylaws. Please contact the authority having jurisdiction in your area for information.

Certain requirements exist for garage roof soffits:

- Soffits are not permitted to extend within 450 mm (18 inches) to a property line.
- Soffits constructed 450 mm to 1200 mm (18 to 48 inches) to a property line must have no openings and be protected by one of the materials listed in Clause 9.10.14.5.(12)(b) as prescribed by the current edition of the National Building Code – Alberta Edition (NBC(AE)).

Call your local fire department to inquire about response times. Areas exceeding a 10minute response time may require special consideration regarding the construction of exterior wall assemblies. The construction of exterior wall assemblies may also require special consideration if the garage is proposed to be within a certain distance from the property line Design professionals.

You may need the help of a registered architectural professional or registered engineering professional, including authorized technologists, for more complex designs.

Professionals are required to provide you with stamped drawings, which you will submit with your building permit application. The professional is responsible for field review of the engineered portion of the construction.

A code-compliant foundation - comprised of foundation walls and footings extending a minimum of 1.2 m (47 inches) below grade - must be provided to support a garage where:

- It is greater than 1-storey in height
- It has an area greater than 55 m² (592 s.f.)
- It contains masonry or masonry veneer construction

Alternatively, the foundation design must be reviewed by an registered architect or engineer.



SAFETY TIPS

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The registered professional is responsible for ensuring his or her work meets the requirements of the *Safety Codes Act*.

The owner is responsible to see that professionals are used where they are required by the current edition of the NBC(AE) and the Safety Codes Act. If unsure, contact the municipality or permit provider.

Contact your local authority whenever foundation area limits are unclear.

Contact

Community and Technical Support branch of Municipal Affairs:

Hours: 8:15 am to 4:30 pm (open Monday to Friday, closed statutory holidays)

Toll free: 1-866-421-6929

Email: safety.services@gov.ab.ca

Safety Codes Council:

Toll free: 1-888-413-0099 (within Alberta)

Email: sccinfo@safetycodes.ab.ca

Web: safetycodes.ab.ca

Alberta Safety Codes Authority:

Toll free: 1-888-413-0099 (within Alberta)

Email: askasca@safetycodes.ab.ca

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