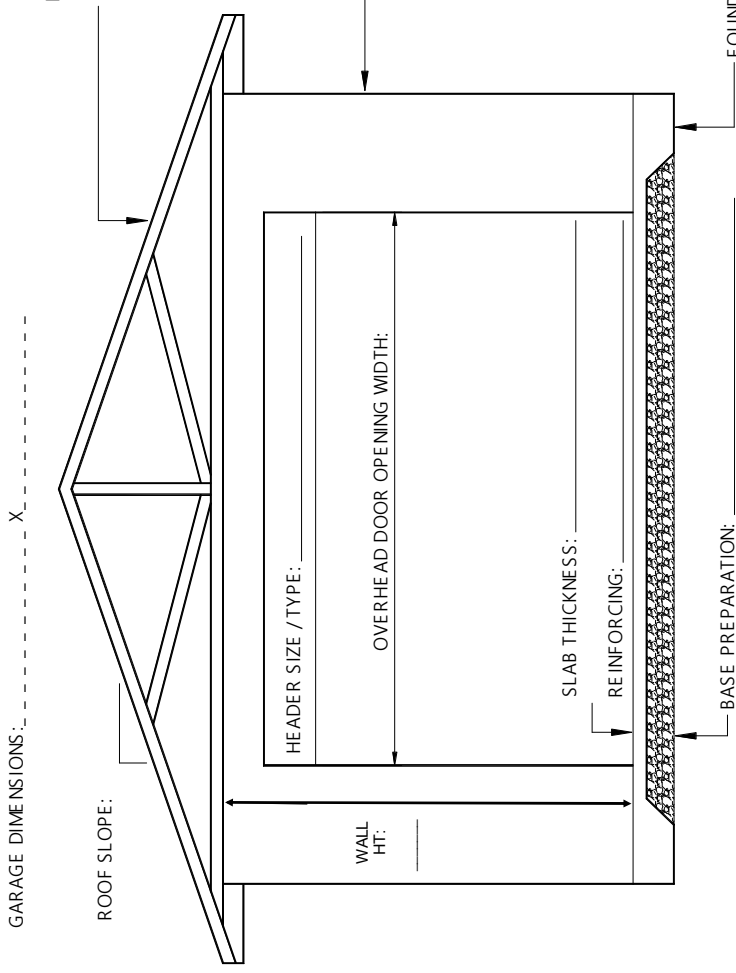


DETACHED GARAGE - PERMIT APPLICATION CHECKLIST

Applicant's Name: _____
 Project Street Address: _____

Please fill in all requested information and checkboxes to ensure a proper building code assessment can be completed prior to issuing a building permit.



SITE PLAN:
 Please provide a site plan for this project showing your proposed Detached Garage. It is recommended that your proposal be drawn on **photocopied** Real Property Report or Surveyor's Certificate. Do not use your 'only copy' of these documents as the municipality is not responsible for lost or damaged reports.

The **SITE PLAN** should include the following:

- Size and location of proposed garage.
- Distance to all property lines.
- Distance to house.
- Dimensions of garage.
- Location of entrance door and overhead door.
- Lot dimensions and shape of lot.
- All other existing buildings, including area of house.

- GARAGE IS UNHEATED
- GARAGE IS HEATED:
- CEILING INSULATION: _____
- WALL INSULATION: _____
- VAPOUR BARRIER: _____
- INTERIOR FINISH: _____
- HEATING SOURCE: _____

Site Plan Attached

**DETACHED GARAGE DEVELOPMENT CHECKLIST, PAGE 2
CODE ARTICLES**

| Item No: | Article NBCC 2015 | Description |
|----------|-------------------|---|
| 1. | 9.19.1.2. | <p>The following NBCC Article descriptions are summaries of the articles and sentences, not the actual NBCC 2015 code article.</p> <p>The roof space is required to be vented with a minimum ventilation area of 1/300 of the insulated ceiling area. At least 25% of the required ventilation openings shall be located at the top of the roof space (ridge vents, dome vents near the peak, and / or gable end vents), and at least 25% of the openings shall be located at the bottom of the space (soffit).</p> |
| 2. | 9.23.6.1. | <p>The garage walls shall be anchored to the slab with 1/2" anchor bolts spaced no more than 8' o.c., or 3/8" bolts spaced no more than 4' o.c. Anchor bolts are required at every corner, and adjacent to every door opening.</p> |
| 3. | 9.23.12.3. | <p>If the overhead doors are located in a loadbearing wall (non-gable end), then the lintel (header) sizes are to conform to the span tables and requirements in 9.23.12.3., or be designed and specified using engineered lumber products.</p> |
| 4. | 9.23.16.7. | <p>For truss spacing at 600 mm (24") o.c., and sheathing less than 12.5 mm (1/2"), the unsupported edges of the roof sheathing are required to be supported by H-clips, and solid blocking at the ridge.</p> |
| 5. | 9.23.2.3. | <p>The wall bottom plates are required to be pressure-treated, or separated from the concrete with .05 mm polyethylene sheet.</p> |
| 6. | 9.25.3.2. | <p>Polyethylene sheet used as air / vapour barrier must be 6 mil, and must conform to CAN / CGSB-51.34-M.</p> |
| 7. | 9.27.3.3. | <p>All wall sheathing is required to be protected by a sheathing membrane (housewrap / building paper) installed as per the manufacturer's instructions for the specific finish or cladding. OSB and plywood are not suitable exterior finishes.</p> |
| 8. | 9.35.3.1. | <p>The thickened edge slab construction must meet the following requirements:</p> <ul style="list-style-type: none"> a) Garage area < 55 m² (592 ft²): 8" deep x 12" wide r/w 2 rows – 10M continuous; b) Garage area > 55 m² (592 ft²) / truss span < 32 ft: 12" deep x 12" wide r/w 3 rows – 15M continuous; c) Truss span > 32 ft: Structural engineer's design required. <p>Designs a) & b) are generally accepted thickened edge slab details for a detached garage. However, actual site conditions and soil conditions may require alternative foundation construction. It is the owner's responsibility to ensure the foundation construction is suitable for all site and soil conditions. A professional designer may be required for the foundation design.</p> |