

Building a Detached Residential Garage

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.

Do you need a permit?

Yes, if you are building a detached residential garage, you will likely need one or more permits. As the home owner, you are responsible for getting all necessary permit(s). Check with your municipality to find out what permits you need or contact Municipal Affairs to find the permit provider in your area. Make

IMPORTANT: Check with your municipality on the zoning and development bylaws in your area. Some restrictions may apply.

Required plans information

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

- Site plan
- Floor plan
- Elevations
- Cross-section
- Engineered roof truss design (if trusses are to be used).

If you are building a “packaged garage”, most lumber supply stores offer assistance in design for no charge. There are also a number of detached residential garage design books on the market that can help.

Importance of permits

The *Safety Codes Act* requires that permits in Alberta be obtained prior to commencing work on any buildings covered by the Alberta Building and Fire Codes, the Canadian Electrical Code, the Gas Code, or the National Plumbing Code.

Permits are part of a process to access compliance to a minimum standard of construction safety for the benefit of all Albertans. If construction projects are undertaken without required permits, the owner may be subject to penalties and extra costs incurred to bring a project into compliance.

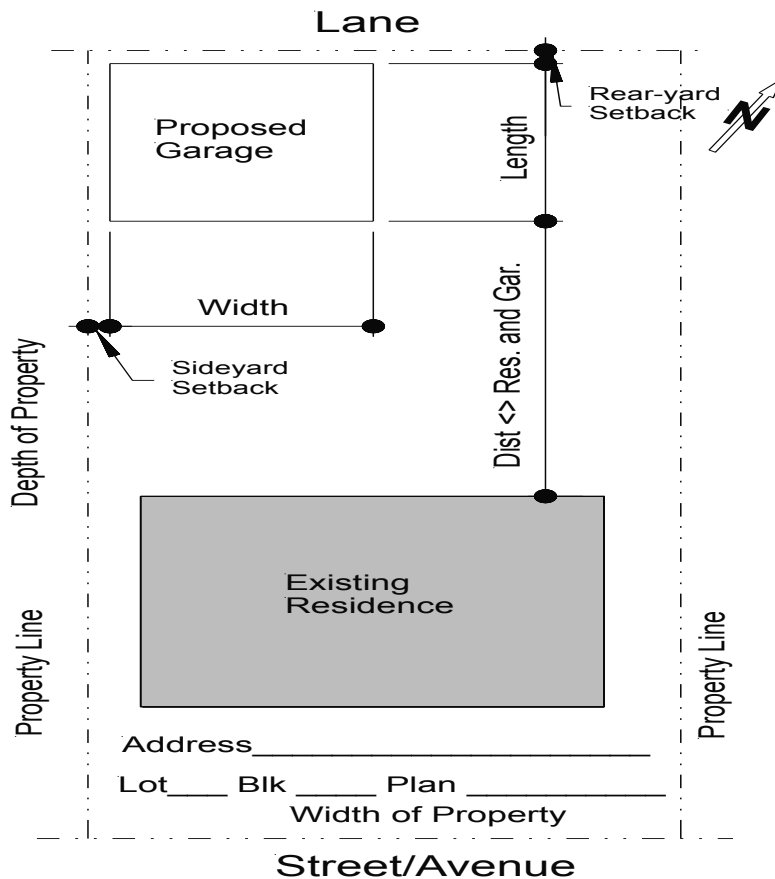
As the property owner, you are responsible to obtain all necessary permits. A contractor can look after this on your behalf; however, you should specify in writing, who will get the required permits. Some jurisdictions may require a letter of authorization before a contractor can apply for permit(s) on your behalf.

Building a Detached Residential Garage

Site plan (required information)

- 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.

Sample Site Plan (for information only)



Benefits of getting a permit

When you get a permit, certified safety codes officers (inspectors) will:

- give you expert advice,
- review your plans to find any potential problems,
- inspect your project, and
- make sure your project meets the Alberta Building Code.

Making changes at the planning stage can save you money, rather than making costly corrections after construction. Certified safety codes officers will give you an inspection report(s) and follow-up on deficiencies to make sure your project is safe and in compliance.

Where do you get a permit?

Permits are available through municipalities that administer the *Safety Codes Act* and through agencies that provide inspection services on behalf of municipalities or the province. If you don't know whether your municipality issues permits, contact the Alberta Safety Codes Authority (ASCA) at 1-888-413-0099 or visit safetycodes.ab.ca/ASCA.

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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 window and man door opening locations and sizes.
- Show size of overhead door opening, and include your overhead door header detail.
- Include details of all structural elements.

Elevations *(front, rear, right, and left)*

- Show the slope of the roof (pitch).
- 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 slope of the roof (pitch).
- Provide roof system details, and indicate material used (type of shingles/shakes etc.).
- Show the distance of roof projection past the wall (eave overhang) and indicate the eave-line vertically, measured from the finished floor level of the building.
- Indicate span between supports of the stud wall construction.
- Show 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.

Design Professionals

You may need the help of a registered architectural or engineering professional (which includes technologists with an authorized scope of practice) for more complex designs.

Applying for a building permit

When applying for a building permit, you must submit the following information to your local authority:

- details of the project or occupancy to be covered by the permit.
- details of the land on which the project will be located, including a description that will easily identify and locate the building lot.
- plans, specifications and other documents showing, in detail, the proposed occupancy of all parts of the building, state the value of the proposed project.
- state the names, addresses and phone numbers of the project owner, designer and contractor.

Hire qualified tradespeople

Specific trades such as electricians, plumbers and gasfitters must be certified to work in Alberta. To find out if the tradespeople you are hiring need to be certified in Alberta or to verify an individual's status, you may contact *The Apprenticeship and Industry Training* office by calling 310-0000.

Building a Detached Residential Garage

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.

For garages over 55 m² (592 sq. ft.) in building area, or any size two stories garages foundation walls and footings with a minimum of 1.2m (48") below grade must be used around the perimeter **or** the foundation design must be reviewed by an Alberta registered architectural or engineering professional.

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 Alberta Building Code and the Safety Codes Act. If unsure contact the municipality or permit provider.

Contact your local authority whenever foundation area limits are unclear.

Limiting distance (side yard set back for detached garages)

- Soffits are not permitted to extend within 450mm (18") to a property line.
- Soffits constructed 450mm to 1200mm (18" to 48") to a property line must have no openings and be protected by one of the materials listed in Clause 9.10.15.5.(10)(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 minute response will require the distance to the property line to be doubled or the construction will require fire protection.

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.

More information:




Alberta Municipal Affairs

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Safety Codes Council

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Alberta Safety Codes Authority (ASCA)

 Toll-free within Alberta:
1-888-413-0099
 askasca@safetycodes.ab.ca

Call (or click) before you dig!

Alberta One Call will locate utility lines on your property. Call or click before you start any project that involves digging in your yard. Alberta One Call will locate gas, water, electricity, drainage, telephone and cable TV lines. Allow at least two full working days for Alberta One Call to locate your utility lines.