



Detached Garages and Small Buildings Information Sheet for Development & Building Application

The information indicated on this sheet is the minimum that is required for a garage permit application. This form may be used in lieu of providing a detailed package of drawings provided the building is a typical single storey storage garage or small building containing only one occupancy. Please complete this form as best as possible and attach it to the building permit application.

Name: _____

Address: _____

City, Province, Postal Code: _____

Tel: _____

Construction Details – PLEASE BE SPECIFIC

EXAMPLE ROOF

Asphalt shingles
3/8" OSB complete with "H" Clips
Manufactured trusses max 24" on center
Insulation (min. R-34 required if heated)
6 mil poly (required if heated)
½" CD or SR gyproc ceiling (if insulated)

YOUR ROOF

EXAMPLE WALL

Exterior finish (i.e. stucco or vinyl)
Sheathing paper
Min. 3/8 O.S.B. sheathing
2 x 4 wall studs at 24" on center
PTW single bottom plate, double top plates
½" dia. Anchor bolts at 8' O.C.
Insulation (min. R-12 required if heated)
6 mil poly (required if heated)
1/2 " drywall on walls (required if insulated)

YOUR WALLS

Exterior to weatherproof complete with flashing over all changes in material

- Specify garage door size
- Specify header size

(Note: a swinging walk-in-door is required)

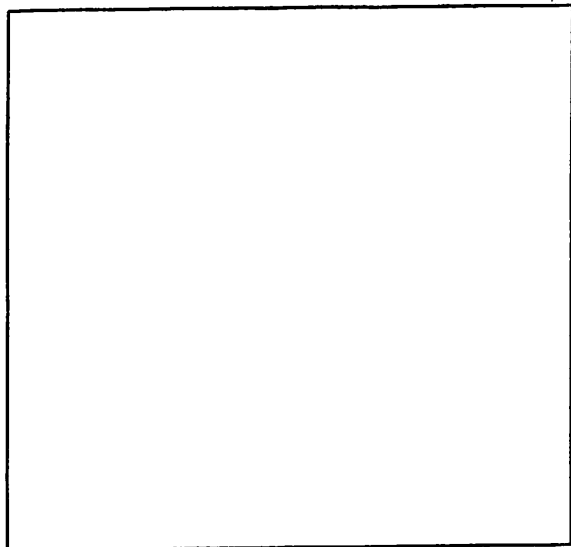
EXAMPLE FOUNDATION

Compacted granular fill
4" concrete slab – thickened on edges
(min. 592 ft² without engineering)
Pile and grade beam – provide specifics
Strip footing & 4' pony wall

YOUR FOUNDATION

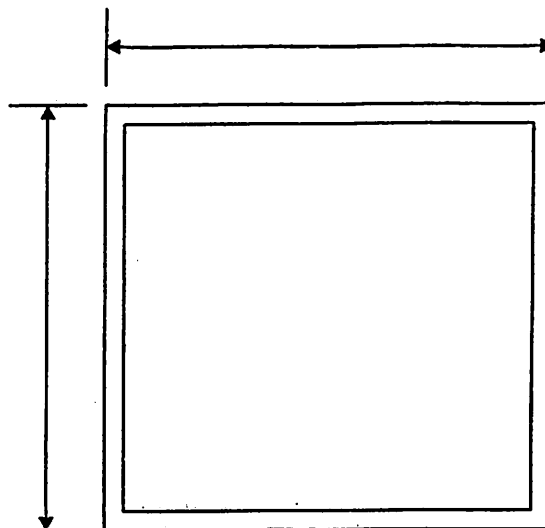
**This page may be completed if your garage is a typical garage resembling these drawings.
If the building does not resemble these drawings, please submit detailed drawings.**

Note: Floor plan should be at a minimum scale of 1:100.



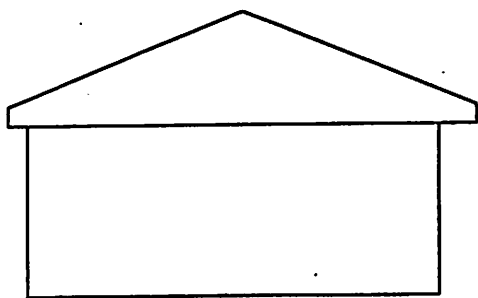
Plot Plan

- Provide a sketch of your lot.
- Show distances to other buildings and to property lines.
- Provide a north arrow.



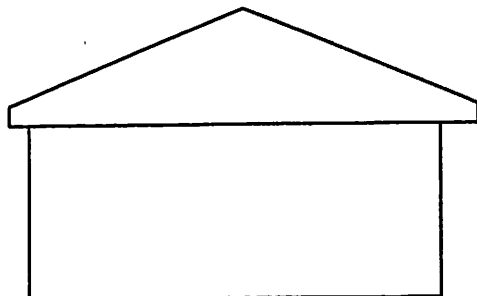
Floor Plan

- Provide outside dimensions of building.
- Show all doors and windows.
- Show orientation of trusses.
- Show any interior partitioning, together with a description of the rooms.

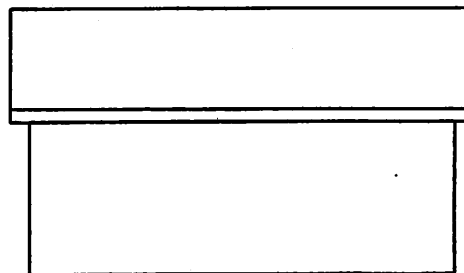


_____ **Elevation**

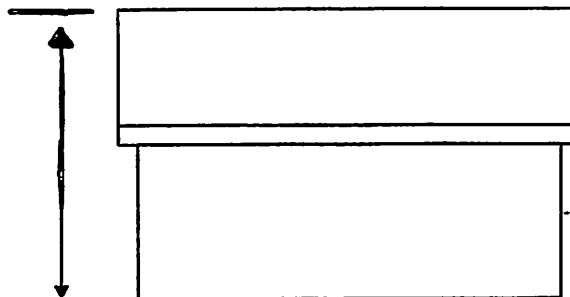
Show roof slope



_____ **Elevation**



_____ **Elevation**



_____ **Elevation**

Show doors and windows on all elevations. Show building height (height of walls).

**Detached Garages, Carports and Accessory Buildings
Alberta Building Code Information Sheets**

GENERAL CONDITIONS:

- All municipal zoning and development requirements must be rectified.
- All work, materials and construction must comply with the ABC 2006.
- All Plumbing, Gas, Boilers, Electrical codes where applicable must be met.
- A set of drawings must be available at the jobsite for inspection purposes.

Except as permitted in this subsection, foundations conforming to Division B Sections 9.12. and 9.15 shall be provided for the support of carport and garage super-structures, including that portion beneath garage doors.

Where a slab-on-ground construction is used, a construction joint shall be provided between the main building slab and a slab serving an attached garage, breezeway or carport.

Detached garages of less than 55m^2 (592ft^2) floor area and not more than 1 storey in height are permitted to be supported on wood mud dills or a 100 mm ($4''$) thick concrete floor slab provided the garage is not of masonry or masonry veneer construction.

Piers for the support of carport columns shall extend not less than 150 mm ($6''$) above ground level. Piers shall project not less than 25 mm beyond the base of the column but in no case be less than 190 mm by 190 mm in size. Piers.

Wood columns for garages and carports must be at least 89 mm by 89 mm ($4\text{ x }4$).

Building anchorage to be provided by fastening still plate by a ladder frame in concrete or by fastening still plate to the concrete floor or foundation with not less than 12.7 mm ($1/2''$) anchor bolts spaced not more than 2.3 m ($8'$) o/c.

Sulphate resisting cement is to be used for concrete in contact with sulphate soils and deleterious to normal cement.

Concrete strength for garage, carport floors and exterior steps, minimum, 25 MPa (2900 psi) after 28 days. Footings are to rest on undisturbed soil, rock, or compacted granular fill. In areas which soil movement caused by changes in soil moisture content is known to occur to the extent that it may cause significant damage to a building, measures are to be taken to minimize this effect.

When air temperature is below 5°C , concrete is to be kept at a temperature of not less than 10°C or more than 25°C while being mixed and placed. The temperature shall be maintained at a temperature of not less than 10°C for 72 hours after being placed.

Wood framing members that are not pressure treated with a wood preservative and which are supported on concrete in contact with the ground or fill shall be separated from the concrete by at least 0.05mm polyethylene or Type S roll roofing wherever the wood members are less than 150 mm ($6''$) above grade.

Table A12 ABC 2006.

Maximum spans for Built-up Lintels for Garage Door opening.

Roof and Ceiling Load Only – No. 1 or No. 2 Grade

Commercial Designation	Lintel Size, mm	Maximum Span, m (1)(2)				
		Specified Snow Load, kPa				
		1.0	1.5	2.0	2.5	3.0
Spruce – Pine – Fur (includes all species except Coast Sitka Spruce) Jack Pine, Lodgepole Pine, Balsam Fir and Alpine Fir)	3- 38 x 184	2.88	2.48	2.21	2.01	1.86
	4- 38 x 184	3.30	2.86	2.55	2.32	2.14
	5- 38 x 184	3.55	3.10	2.82	2.59	2.40
	3- 38 x 235	3.53	3.03	2.70	2.46	2.27
	4- 38 x 235	4.07	3.50	3.12	2.84	2.62
	5- 38 x 235	4.54	3.91	3.49	3.17	2.93
	3- 38 x 286	4.09	3.52	3.13	2.85	2.63
	4- 38 x 286	4.72	4.06	3.62	3.29	3.04
	5- 38 x 286	5.28	4.54	4.04	3.68	3.40

- (1) Spans are calculated based on maximum supported which may be increased by 5% for supported lengths of not more than 3.7m, or by 35% for supported lengths not more than 2.4m. Supported length means half the span of the trusses, roof joists or rafters supported by the lintel plus the length of the overhang beyond the lintel.
- (2) For ends of lintels fully supported by walls, provide a minimum 38mm of bearing for lintel spans up to 3m, or minimum 76mm of bearing for lintel spans greater than 3m.

Wall sheathing membrane: a wall sheathing membrane is required beneath siding, stucco, and masonry veneer. The sheathing membrane is to be lapped min 4" and is to be installed 'shingle fashion' – providing full protection to the entire wall assembly; recommended that particular attention be made to areas surrounding doors and windows.

Eave protection consisting of asphalt saturated felt, type M or S roll roofing, 0.15 mm (6 mil) polyethylene, or other approved material is to be provided beneath the starter strip, extending at least 900mm (36") up the roof slope to a line not less than 300mm (12") inside the inner face of the exterior wall.

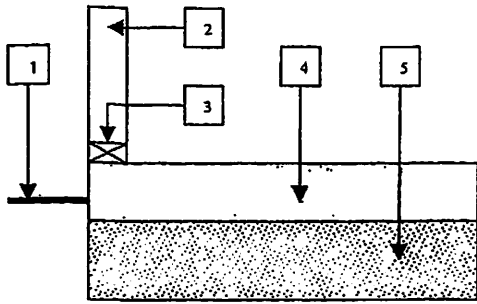
(Applicable when garages are insulated and heated).

The roof or attic space is to be provided with an unobstructed vent area of not less than 1/300 of the insulated ceiling area, distributed uniformly on opposite sides of the building, with min. 25% of the required openings at the top and 25% at the bottom of the space.

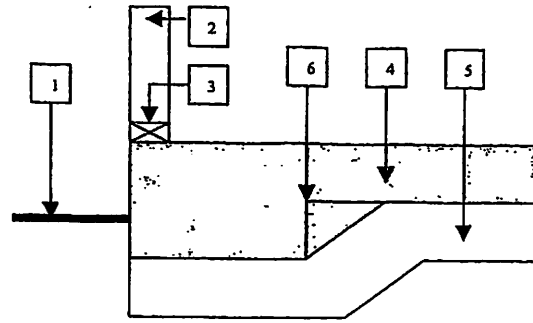
Attic space access hatchways are to be at least 500mm x 700mm (20 x 28) and attic hatches are to be insulated (R-34) plus be weather-stripped around the perimeter.

The building site is to be graded so that surface water will drain away from the building.

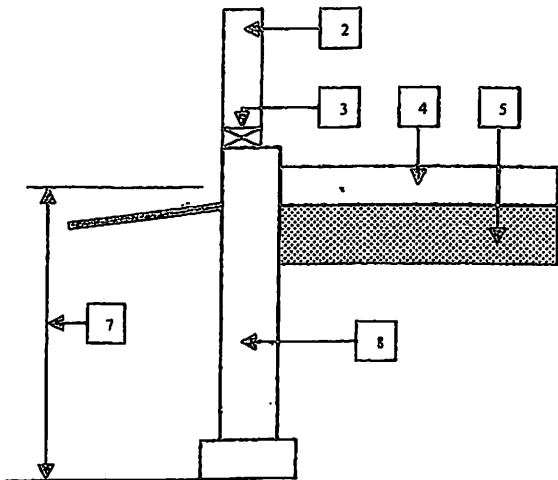
The above listed does not cover every aspect of the building code only the basic are listed. It is the responsibility of the owner or the owner's representative to make sure the work complies with the Alberta Building Code. If you require further assistance contact The Town of Stony Plain – Planning Department.



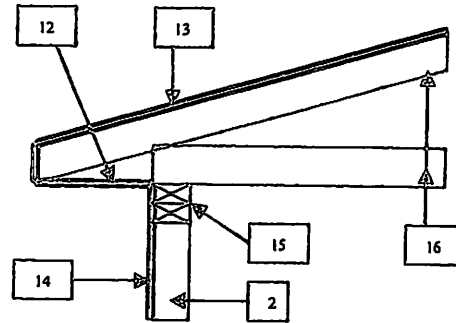
4" thick slab on grade (Max building area 55m² or 592 ft²) approximately 24'x24'



4" thick concrete slab with thickened edges for Garages or accessory buildings greater than 55m² Engineering may be required.



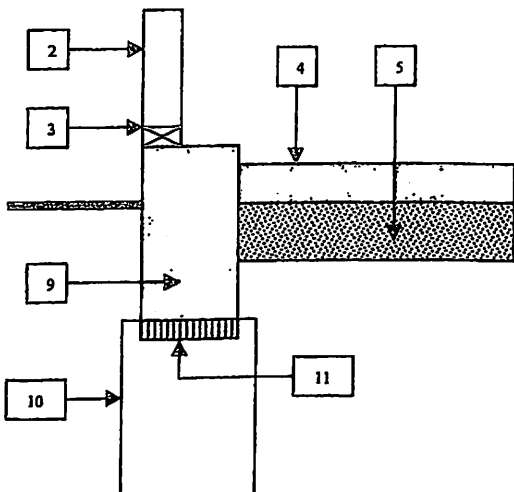
4' Concrete foundation wall on strip footing.



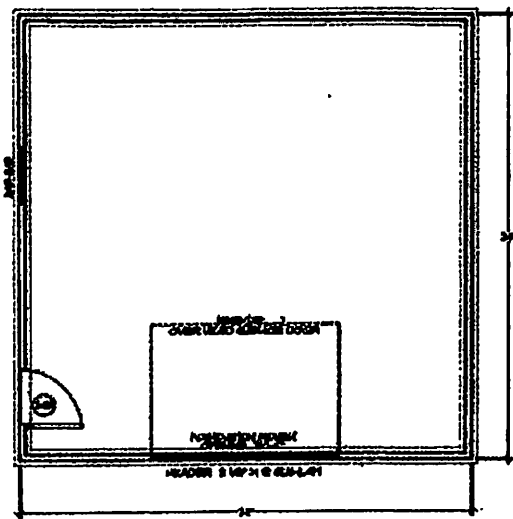
Roof/wall Details

Notes:

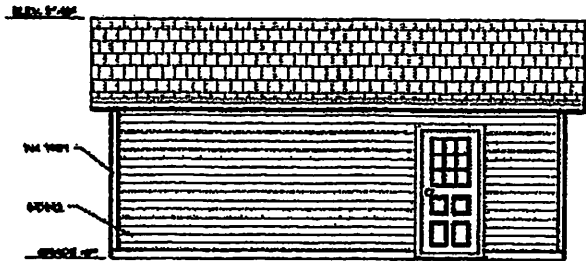
1. Grade to sloped away from the building.
2. 2"x4" @ 16" to 24" o/c. (wall studs)
3. 2"x4" base plate w/1/2" dia. anchor bolts @ 8' o/c (max.) and must be treated if plate is less than 6" from finished grade.
4. 4" Concrete slab (min 25 MPa concrete)
5. 4" granular or sand base (recommended)
6. Reinforced concrete slab thickened to 12" and 12" wide around the edges.
7. 4' depth or below frost level.
8. 6" to 8" thk. conc. foundation wall on a min. 4"x12" conc. strip footing.
9. 8"x24" reinforced conc. grade beam.
10. 12" dia. x 12' deep reinforced conc. pile.
11. Void form.
12. Vented soffit. (If garage is heated & insulated throughout.
13. Asphalt shingles on 3/8" OSB sheathing.
14. Exterior finish (i.e. vinyl siding or stucco on 3/8" OSB or plywood sheathing.
15. Double 2"x4" top plates.
16. Engineered roof trusses @ 24" o/c (max)



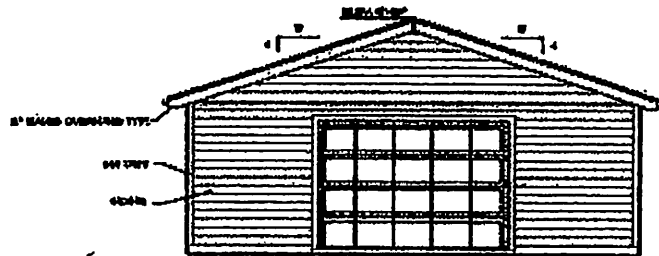
Reinforced Concrete Grade Beam on pile. Engineering may be required.



FOUNDATION & FLOOR PLAN
1/4\"/>



SIDE ELEVATION
1/4\"/>



FRONT ELEVATION
1/4\"/>