

Requirements for Building an Attached Garage

Submit:

1. **Attached Garage Form or PLANS** that include the following items below
2. Truss design by truss manufacture. (You cannot make your own trusses).

Site plan

Size and location of garage; setback distances of building(s) from front, rear and sides of the property on all sides; show all existing buildings. If you are within 4' of the property line you cannot have any windows on this side. If you are less than 2' from the property line you will need a 45 Min fire rating on that wall.

Foundation plan

Overall size of the foundation; size and location of footings and concrete wall details

Or/and piles and grade beams sizes and details including rebar.

Attached garages foundation must extend to the same depth or greater than the house foundation; have a control joint and be sloped to the exterior.

Cross section c/w details

Cut through views of the building show height of building width of overhangs; type of shingles, sheathing, spacing of roof trusses; slope of roof, siding; wall sheathing; size and spacing of studs; size and spacing of anchor bolts. Include the size of garage doors and the support above.

Garage Slabs (slab-on-grade) and Pole Building; are not permitted for an attached garage

Grade Beam and Piles Max 1280 sq. ft.:

- Garage 0 - 1280 sq. ft. maximum 32 x 40
 - Grade beam and piles must be a minimum or greater than; Option 1: Piles 12" x 12' at 6' 6" o/c with 2-15mm rebar extending from the bottom of pile to into the grade beam and between the piles it must have void form. Grade beam to be 8" x 24" thick with 4-rows of rebar 2 at top and 2 at bottom. 10mm Stirrups are required at 16" o/c. The thickness of the grade beam to be continuous and a minimum of 16" under any bucked down openings.
- Garage Greater than 1280 sq. ft. or greater than 32 x 40
 - Engineered pile foundation

Concrete wall and spread footing:

- Garage Maximum 600 m²
 - E.g.; 20" x 8" footing with two rows 10mm rebar. With a minimum of an 8" x 48" concrete wall comes with two rows of rebar at the top and two at the bottom must conform to 9.15 of the NBC Canada. Garages greater than 12.2M (40') may require larger footings or engineering.

Notes:

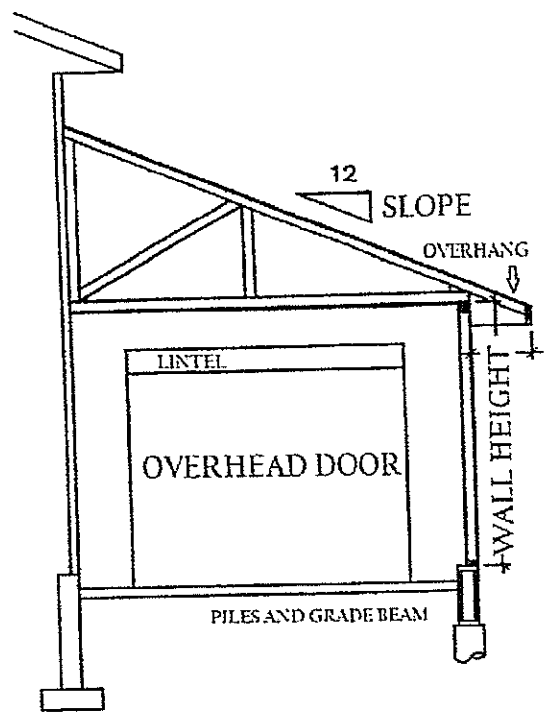
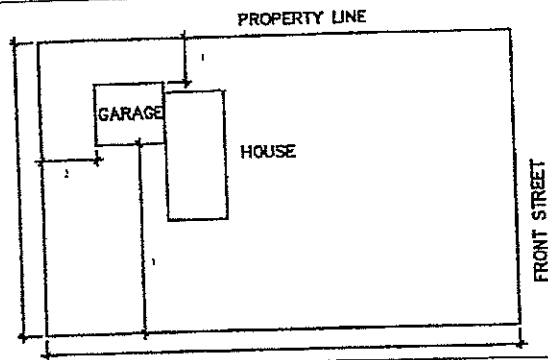
- All garages: Install ½" bolts into treated or protected bottom plate at 8' o/c and all corners and beside all openings.
- Double garage doors where the trusses are bearing on the beam above will require an engineered header.
- Attached garage to house door must be weather stripped, have self-closing hinges secured properly, be deadbolt locked, have forced entry blocking at the locks.
- Attached garage cannot have any windows from the house into the garage.
- Attached garage you cannot run forced air heating ducts from the house to the garage.
- Attached garage slab must be sloped to the exterior and have expansion joint against the house.
- Overhead door cripples must be supported on the largest portion of the foundation not in the bucked down area.

Attached Garage Worksheet

Form#
2010-046

Information	Name	
	Address	
	Phone#	
	Email	

Garage Size	Width		Length	
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Drainage	Drainage	Drainage
1	RH Side Yard	
2	Back or Alley	
3	LH Side Yard	
5	Lot Depth	
6	Lot Width	

Roof	Roof Sheathing type and thickness :	
Roof	Spacing of roof trusses:	
Roof	Width of overhang:	
Roof	Type of roofing, e.g. Asphalt, metal:	
Wall	Height of walls:	
Wall	Type of studs and spacing e.g. 2x4 @ 24" o/c:	
Wall	Type and thickness wall sheathing:	
Wall	Type of membrane e.g. tar paper, tyvec:	
Wall	Type of siding:	
Foundation	Type of wall anchors (min 1/2" @ 8' o/c):	
Foundation	Thickness of interior slab:	
Foundation	Type of sub base; e.g. Gravel, crushed rock:	
Foundation	Rebar in slab size and spacing e.g. 10mm @ 24":	
Foundation	Grade Beam Size (minimum 8" x 24"):	
Foundation	Rebar in grade beam :	
Foundation	Pile size and spacing minimum 12" x 12" @ 6'6":	
Foundation	Rebar in pile:	
Door	Overhead doors note each, type and size :	
Door	Lintel above door type, size and plies:	
Door	Are the trusses supported on the lintel:	