

Requirements for Building a Detached Garage

Submit:

1. **Detached 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 distance from house to garage: show all existing buildings. If you are with-in 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

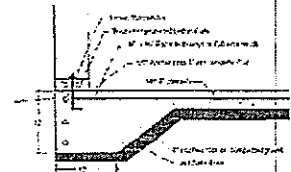
Overall size of the foundation; size and location of slab, concrete footings and walls and sub base and rebar Or/and piles and grade beams sizes including rebar.

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) Detached Garages ONLY Max 900 sq. ft.:

- Garage 0 - 592 sq. ft.
 - 8" Thickened edge with 2-rows 15mm rebar in edge tied to pad
- Garage 592 - 900 sq. ft. no side greater than 30 feet
 - 12" Thickened edge with 3-rows 15mm rebar in edge tied to pad



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 0 - 600 m².
 - 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 comply to 9.15 of the NBC Canada. Garages greater than 12.2M (40') may require larger footings or engineering.

Garage Pole Building:

- Garage 0 - 1280 sq. ft. maximum 32 x 40
 - Maximum Height 14'. Poles must be 4' in ground. 2-ply 2x10 headers around entire perimeter notched and bolted to poles maximum of 8' o/c. Trusses to be residential with hurricane ties.

Notes:

- All garages: Install 1/2" bolts into treated or protected bottom plate at 8' o/c all corners and openings
- Double garage doors where the trusses are bearing on the beam above will require an engineered header.
- Overhead door cripples must be supported on the largest portion of the foundation not in the bucked down area.
- Windows and doors to caulked. Doors to have forced entry blocking both sides at lock height
- Sheathing membrane (Tar paper, Tyvec, Typar) required under siding.