



BuildTECH

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Plan Review Checklist – DETACHED GARAGE

Home Owner/Builders: The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

APPLYING FOR A BUILDING PERMIT DOES NOT EQUATE TO PERMISSION TO START CONSTRUCTION – BUILDING PERMITS WILL BE ISSUED BY THE MUNICIPALITY ONCE ALL ZONING AND BUILDING APPROVALS ARE COMPLETE.

Required Information:

2 complete sets of garage plans are required to be submitted along with the **Building Permit Application** for review and record. The plans shall include:

- **Site Plans** with the following information
 - Show size and location of proposed garage
 - Show size and location of existing buildings on property
 - Show lot dimensions and shape
 - Show distance between buildings and property lines
 - Show North direction arrow
- **Garage Layout Drawings** with the following information
 - Interior wall location if being developed
 - Window sizes and locations
 - Door sizes, location and swing direction
 - Heating unit/system location (if applicable)
- **Detached Garage Checklist** properly filled out

When is an Engineer Required?

- Professionally designed sealed engineer drawings are required for the following conditions:
 - When the truss span is greater than 32 feet on a thickened edge slab
 - When the foundation supports living space
 - Sloped conditions / retaining wall incorporated
 - When set out in recommendations of a geo-technical investigation

Required On-Site Inspections: (inspection requirements may change depending on the project type and size)

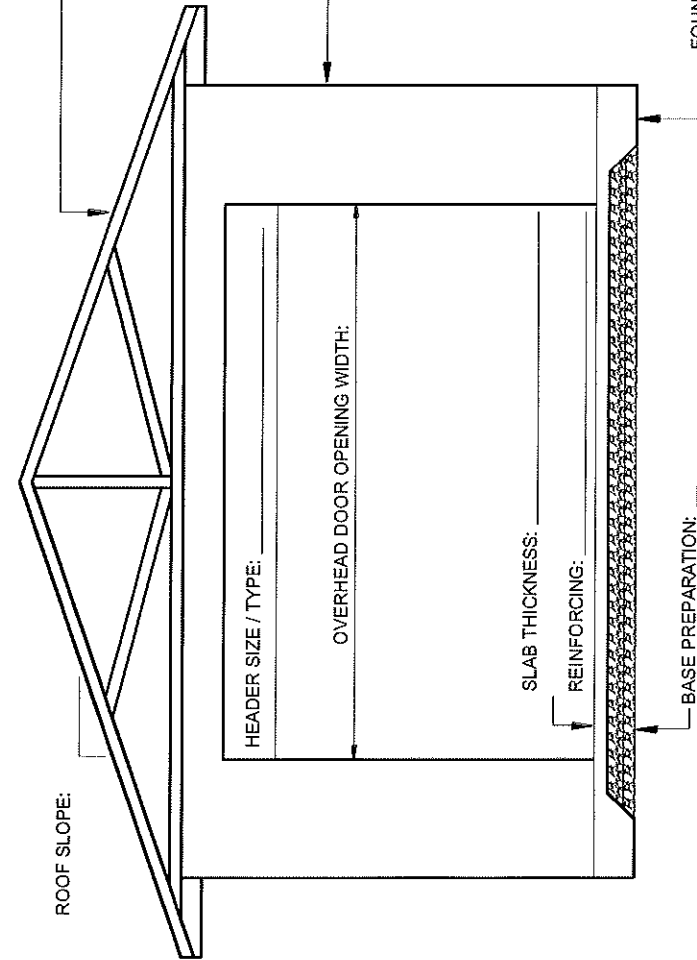
- One inspection is typically required following the garage framing, prior to interior cladding, and ideally when the exterior cladding is complete.
- A follow-up inspection may be required depending on complexity or type of interior finishes.

DETACHED GARAGE - PERMIT APPLICATION CHECKLIST

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

Applicant's Name: _____
 Project Street Address: _____

GARAGE DIMENSIONS: _____ X _____



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.

Site Plan Attached

GARAGE IS UNHEATED

GARAGE IS HEATED:

CEILING INSULATION: _____

WALL INSULATION: _____

VAPOUR BARRIER: _____

INTERIOR FINISH: _____

HEATING SOURCE: _____

ENTRANCE DOOR SIZE: _____
 (SHOW LOCATION ON SITE PLAN)

FOUNDATION TYPE / SIZE: _____

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

Item No:	Article NBCC 2010	Description
1.	9.19.1.2.	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).
2.	9.23.6.1.	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.
3.	9.23.12.3.	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.
4.	9.23.15.7.	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.
5.	9.23.2.3.	The wall bottom plates are required to be pressure-treated, or separated from the concrete with .05 mm polyethylene sheet.
6.	9.25.3.2.	Polyethylene sheet used as air / vapour barrier must be 6 mil, and must conform to CAN / CGSB-51.34-M.
7.	9.27.	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.
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>



Residential Ventilation System Design & Install Certification

Project Address:		Municipality:	
Owner:			
Ventilation Contractor:		HRAI #: (If Applicable)	

A Building Permit has been issued for the installation of a residential ventilation system for this project under the requirements of the *Uniform Building Accessibility Standards Act and Regulations*, which includes the National Building Code of Canada, 2010.

Part 1 - Ventilation System Design (Submit Prior to Installation)

Required to be submitted prior to *Framing Inspection*

The ventilation system will be designed and constructed in accordance with:

<input type="checkbox"/>	Section 9.32, National Building Code of Canada, 2010.	<input type="checkbox"/>	CAN / CSA – F326 (HRAI certification number must be provided above)
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The ventilation system will be installed:

<input type="checkbox"/>	In conjunction with a Forced Air Heating System.
<input type="checkbox"/>	Not in conjunction with a Forced Air Heating System; fresh air supply to bedrooms and other spaces as per 9.32.3.5.

The ventilation system will be comprised of (check **ALL** that apply):

<input type="checkbox"/>	A combination of a Heat Recovery Ventilator and Supplemental Exhaust Fan(s) as described in Articles 9.32.3.3. to 9.32.3.7. and 9.32.3.12. (2010 NBCC), or in conformance with the requirements of CAN/CSA-F326-M.
<input type="checkbox"/>	A separate Principal Ventilation Fan and Supplemental Exhaust Fan(s) as described in Articles 9.32.3.3. to 9.32.3.7. (2010 NBCC), or in conformance with the requirements of CAN/CSA-F326-M.
<input type="checkbox"/>	Heating appliances (furnaces, water heaters, fireplaces, etc) are direct vent or mechanically vented.
<input type="checkbox"/>	Heating appliances (furnaces, water heaters, fireplaces, etc) are not direct vent or mechanically vented, and Protection Against Depressurization will be achieved:
<input type="checkbox"/>	In accordance with Article 9.32.3.8 (NBCC 2010)
<input type="checkbox"/>	Through the test method described in CAN/CGSB-51.71, "The Spillage Test: Method to Determine the Potential for Pressure-Induced Spillage from Vented, Fuel-Fired, Space Heating Appliances, Water Heaters, and Fireplaces.

Part 2 – Install Certification (Submit After Installation)

Required to be submitted prior to *Final Inspection*

The installer's signature is declaration that the ventilation system installation meets the submitted system design, and all applicable requirements of The National Building Code of Canada, 2010. The contractor is responsible for balancing the system to the design air flows, as well as balancing the Heat Recovery Ventilator (if applicable).

Signature _____
Date

Print Name _____
Company