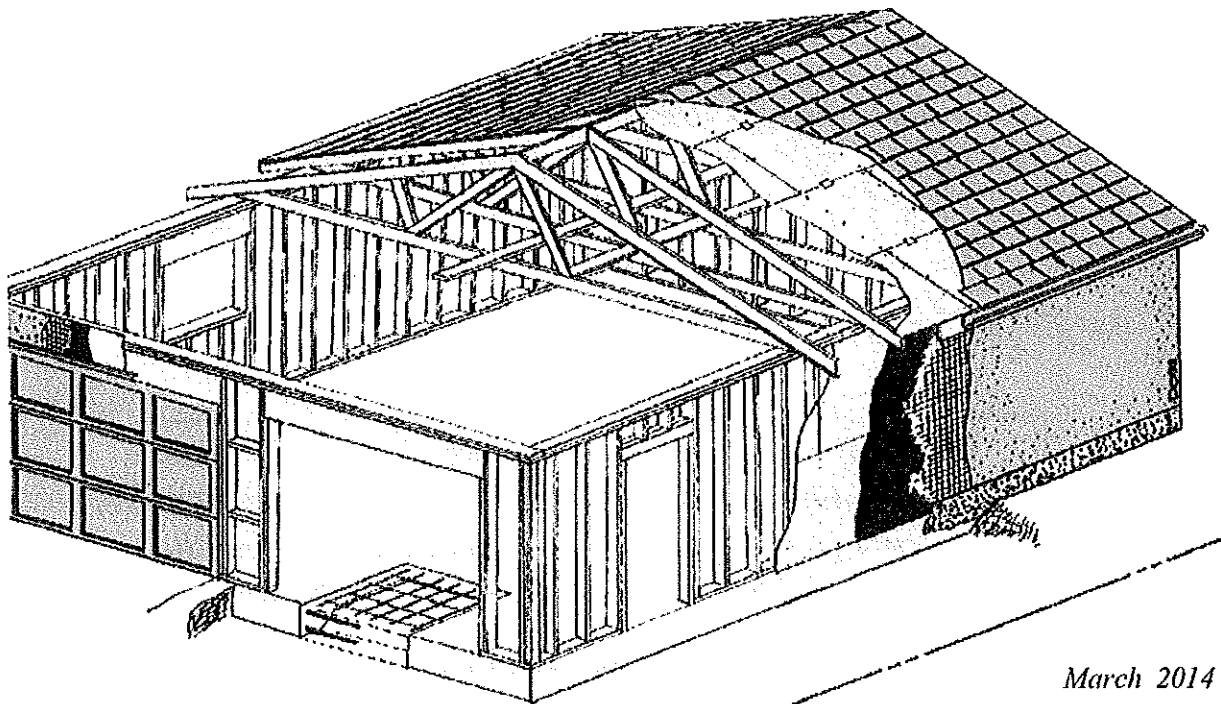

Detached Garages

(Wood Frame)

***Construction and zoning
requirements for detached garages
and storage sheds that serve a
single family dwelling***



March 2014

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NOTE

The Flin Flon Building By-law is primarily an administrative document that adopts the Manitoba Building Code and related standards to provide construction requirements. Throughout this booklet the Manitoba Building Code will be referred to as the Building Code.

Detached garages and storage sheds vary in size and area and it is beyond the scope of this booklet to deal with every possible situation. The requirements and construction guidelines that follow are provided to assist you in designing and constructing a detached garage or storage shed which will comply with the regulations. If the nature of your project is different than that contained in this booklet and you are not familiar with the regulations which may be applicable, it is recommended that you contact someone who is knowledgeable in this area.

Every effort has been made to ensure the accuracy of information contained in this booklet. However, in the event of a discrepancy between this booklet and the governing City of Flin Flon By-law, the By-law will take precedence.

Is a building permit required to build a detached garage or storage shed?

Yes! A building permit is required. This permit may be obtained by submitting the required information to the Building Standards Officer at The City of Flin Flon - 20 First Avenue.

Exception: Storage sheds that are 10 sq. m. (108 sq. ft.) or less in area do not require a building permit provided they are situated on the property in accordance with the Zoning By-law and provided they do not create a hazard.

Do I need a building permit for a foundation slab only?

No, but municipal approval is required. You should make sure that this slab will meet ALL applicable Building Code and Zoning By-law regulations with respect to:

- a) allowable size;
- b) appropriate thickness and reinforcing; and
- c) allowable distances from property lines and the dwelling;

For instance, as explained in other sections of this booklet, the Building Code has special requirements concerning the foundation slab thickness if the structure is 50 sq. m. (538 sq.ft.) or larger in area.

When you decide to proceed with the construction of the garage or storage shed, a building permit will be required at that time.

Note: This booklet includes a wall and foundation cross section as well a site plan. Both illustrations are designed to be filled out by the Building Permit applicant and returned to the Building Standards Officer. This information will assist in the issuance of the Building Permit.

What information is required to make a building permit application?

You must present 1 copy of a Surveyor's Building Location Certificate. As an alternative, a well drawn site plan showing all property dimensions, locations of all buildings, and the location and size of the proposed structure may be acceptable. (See attached Site Plan)

Construction plans are required and the size of the building will determine the type and amount of information required. However, in certain instances, additional information including plans or design (ie: foundation drawings) by a Professional Engineer may be required.

What about a carport? Does it require a building permit?

Yes! A building permit is required to build a carport. If the carport stands alone or is attached to a detached garage, then the Zoning and Building Code regulations in this booklet apply.

If the carport is attached to the house or to an attached garage, then it must comply with the regulations for house additions. The Zoning and Building Code regulations for house additions are different from those contained in this booklet. Please contact the Building Standards Officer for more information.

Can I assume that the City sidewalk, lane pavement, or neighbour's fence is the property line?

No! The only accurate way to determine your property line is with a Building Location Certificate from a Manitoba Land Surveyor.

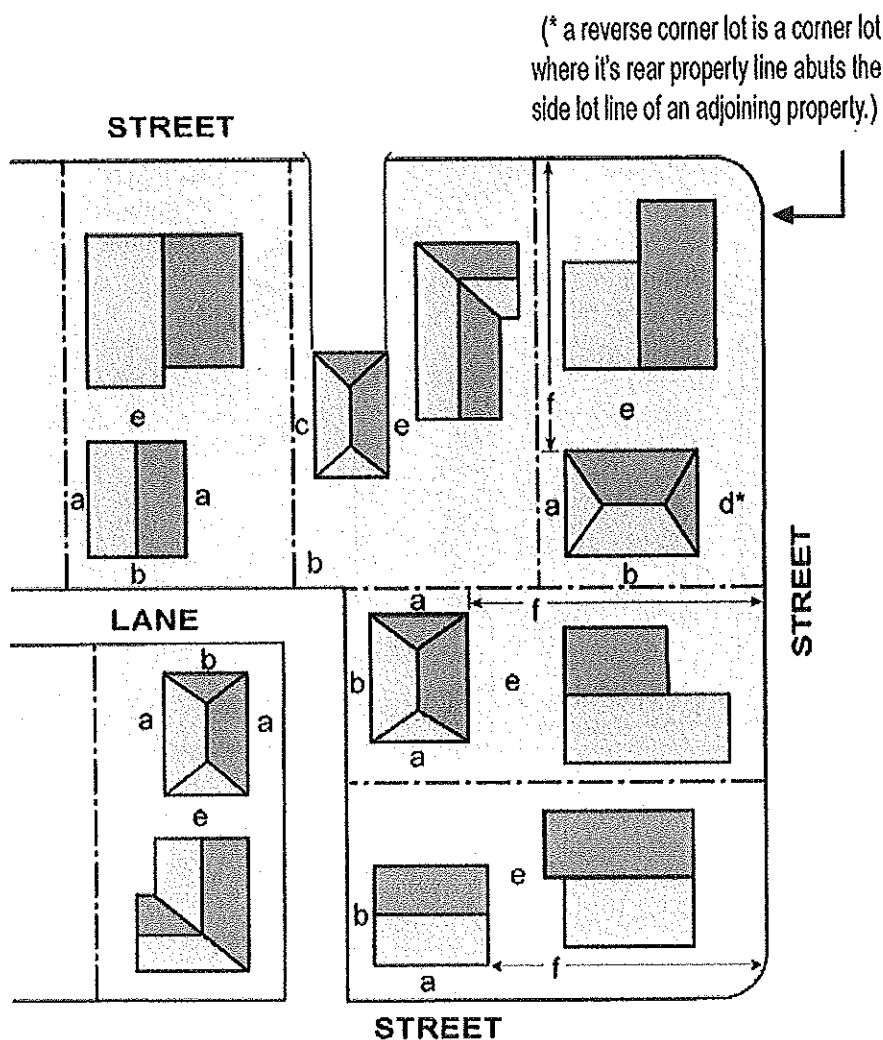
Check your records. Some homeowners may have previously acquired this document. Otherwise, the services of a qualified Land Surveyor should be obtained. Using the services of a Land Surveyor is the best way to avoid property boundary disputes with neighbours.

How close can I build to the property lines?

In most cases when a garage or storage shed is built to the rear of the dwelling, it can come as close as 0.5 m (1.6 ft.) to the side property line and 2.0 m (6.5 ft.) to the rear property line. A garage or storage shed located beside the dwelling or on a reverse corner lot* require different setbacks. See FIGURE 1.

FIGURE 1 - Property Line Setbacks

- a - 1.5 m (5 ft.) unless garage/shed is 19 m (62 ft.) from the front property line then 0.5 m (20 in) is acceptable
- b - typically 2.0 m (6.5 ft.)
- c - same as dwelling (usually 1.5 m (5 ft.))
- d - 3 m (10 ft.)
- e - 1.5 m (5 ft.) clear of all projections
- f - 19 m (62 ft.) to front property and behind rear wall of dwelling

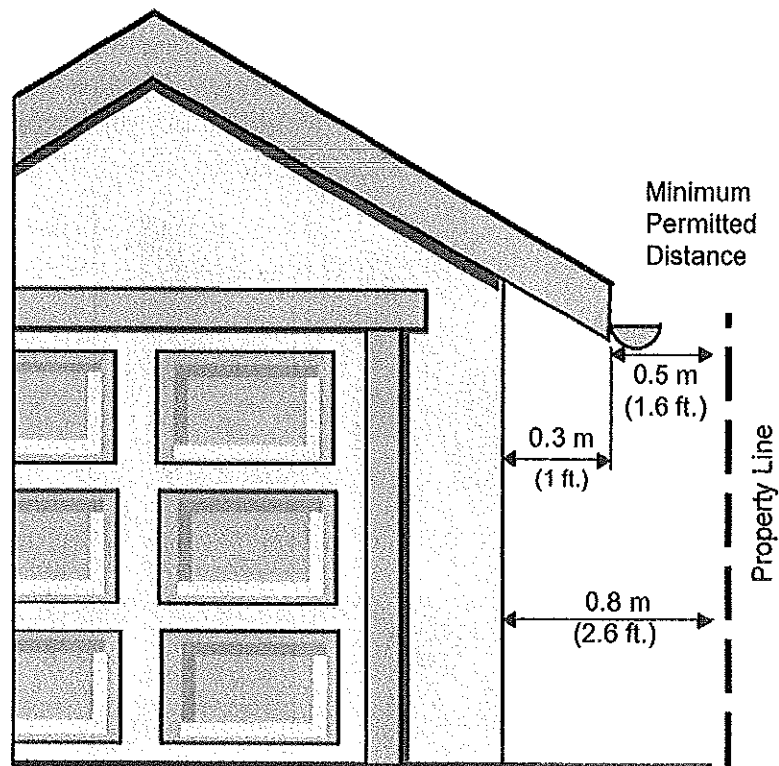


Do these setbacks include the overhang?

No. Setbacks are measured from the property line to the eave of the garage, shed or carport, (Eavestrough may extend into the required setback.)

NOTE: It should be recognized that if a larger overhang is desired then the garage or storage shed wall must be set back further from the property line. A clear separation of 0.5 m (1.6 ft.) from the property line to the eaves must always be maintained as shown in FIGURE 2. In this example the 0.3 m (1 ft.) overhang requires that the garage wall be set back 0.8 m (2.6 ft.) from the property line.

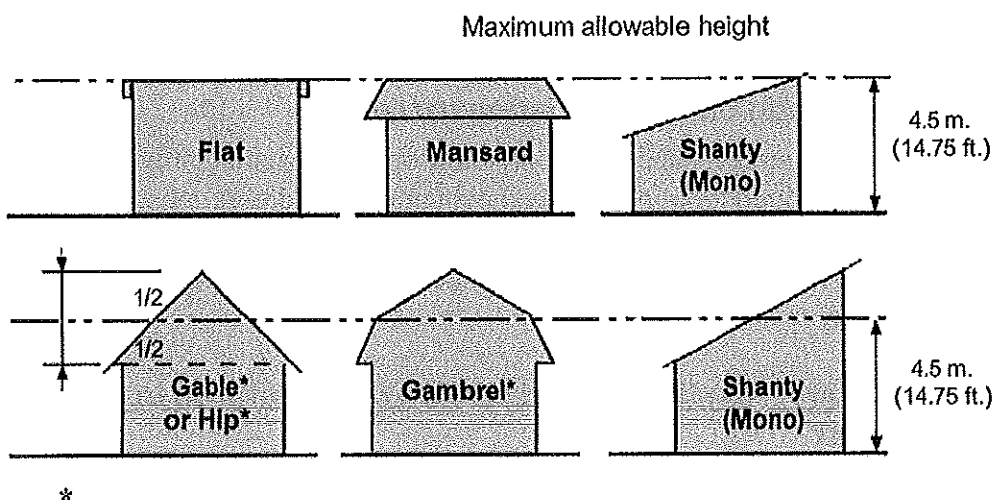
FIGURE 2 - Setback From Overhang.



What is the maximum height allowable?

The maximum height allowable for a garage or storage shed is 4.5 m (14.75 ft.) determined according to roof style as shown in FIGURE 3.

FIGURE 3 - Allowable Roof Heights.



Note: Where the slope of a gable, gambrel, or hip roof, or any portion of such roof is less than 1:3 (rise:run), the building height shall be measured as though the roof were flat.

How large of a garage can I build?

The size of a garage, shed or carport cannot exceed 15% of the total lot area. For example, if the lot is 40 x 100 ft. (4000 sq. ft.) then up to 600 sq. ft. (15% of 4000 sq. ft.) of accessory buildings may be constructed.

If I cannot meet these requirements, what are my alternatives?

To exceed these requirements you must obtain a zoning variance which can be applied for at city hall.

What type of foundation is required for a one-storey wood frame detached garage or shed?

1. For a building area of less than 50 sq. m. (538 sq. ft.) it is recommended that a concrete slab with a thickness of not less than 100 mm (4 in.) be used.
2. For a building area of 50 to 83.6 sq. m. (538 to 900 sq. ft.) inclusive, it is recommended that a thickened edge concrete slab be used as shown in the attached building cross section.
3. For foundations other than those shown or if the building area is greater than 83.6 sq. m. (900 sq. ft.), or if the garage supports an upper floor or a roof with other than limited attic storage floor area, the foundation must be designed by a professional engineer registered in the Province of Manitoba.

What if I add on to my existing garage?

For a garage, shed or carport addition to an existing structure, the entire foundation, both the existing and the addition, must be made to comply with the foundation requirements shown or alternatively the foundation must be designed by a professional engineer.

Can I vary from the foundation slab details shown in this booklet?

The details and standards in the booklet are considered non-engineered details and are based on past "good construction practice". Variations from these design standards are ONLY permitted where the design is by a professional engineer. Some variations that will require an engineer are:

1. Foundation slab that includes a curb of more than 150 mm (6 in.) or retaining wall to hold back the earth where the lot is not level.
2. Wood mudsill foundation and anchorage details to prevent uplift due to wind.
3. Foundation slab that is greater than 83.6 sq.m. (900 sq. ft.).
4. Foundation slab that supports a second floor or roof attic storage with a height of more than 1066 (42 in.) and/or supports a load more than 1.0 kPa (20 psf).

What type of concrete do I require for my foundation slab?

Concrete used for all detached garage or shed foundation slabs must have a minimum compressive strength of 32 MPa (4600 psi) after 28 days and must have air entrainment of 5 to 8 per cent.

Do I have to fire-rate the exterior walls?

You must fire-rate only those walls which are closer than 0.6 m (2 ft.) to any property line which faces an adjoining property. If the wall faces a street or a public lane this requirement does not apply.

(Note: It is possible that in some instances the Zoning By-law may not permit a wall to come closer than 0.6 m (2 ft.) to a property line.)

Fire-rating of walls can be achieved by applying to the inside face of the wall a layer of 15.9 mm (5/8 in.) standard non-rated drywall or 12.7 mm (1/2 in.) fire-rated (Type X) drywall or equivalent. Drywall must extend to the underside of the roof sheathing.

Can I have windows in the walls?

Windows and other openings, including doors, are only permitted in a wall if the wall is 1.2 m (4 ft.) or more from the property line of an adjoining property. If the wall faces a street or a public lane, this requirement does not apply. There are no distance restrictions between a window in a detached garage and a single family dwelling on the same lot.

The above requirements for fire rating of walls and placement of windows or other openings in these walls are designed to limit fire spread between buildings on adjoining properties.

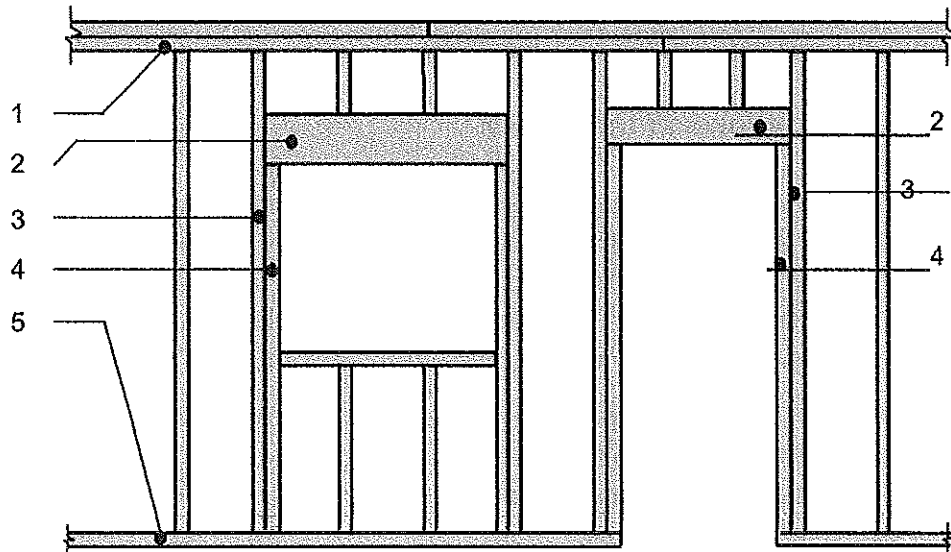
What type of framing methods are acceptable?

The framing details described in this booklet are based on a 1-storey wood-framed structure that does not include any additional superimposed loads. Further design consideration may be required to address these additional superimposed loads. Framing methods must be in accordance with good engineering practice. A detailed discussion of this aspect of construction is beyond the scope of this publication. However, some common framing details are indicated on the following pages. Refer to FIGURES 5,6 & 7, and TABLES 1 & 2.

For more detailed information refer to the book Canadian Wood Frame House Construction available to purchase from Canada Mortgage and Housing Corporation (CMHC). This publication is an excellent guide to good framing methods and construction techniques. It also includes information for wall and roof sheathing requirements, exterior cladding application, roof coverings, etc.

Where the structure will not be a standard wood frame structure, such as post and beam, concrete block, brick (including brick veneer) or metal framing or where the framing members exceeds that prescribed in this booklet, the design must be by a qualified person and drawings must be submitted under the seal and signature of a professional engineer.

FIGURE 5 - Wall Framing and Lintel Detail.



Notes to FIGURE 5:

- 1) **DOUBLE TOP PLATE:** Joints must be staggered at least one stud spacing. Joints are to be lapped or suitably tied at corners or intersecting walls.
- 2) **LINTEL:** Refer to TABLE 1 to determine the size of lintel required for the opening width you select.
- 3) **THROUGH STUD:** Refer to TABLE 2 to determine the maximum spacing and maximum unsupported height of studs.
- 4) **CRIPPLE STUD:** The Building Code requires these studs to be a single full length piece of lumber extending from the underside of the lintel to the bottom plate. Two cripples are required on both sides of opening when opening is greater than 3 m (9 ft. 10 in.)
- 5) **SINGLE BOTTOM PLATE:** To prevent uplift, this bottom plate should be firmly anchored down at each side of the door openings, at each end of each wall, and at intervals not exceeding 2.4 m (7 ft. 10 in.)

FIGURE 6 - Exterior Corner Detail.

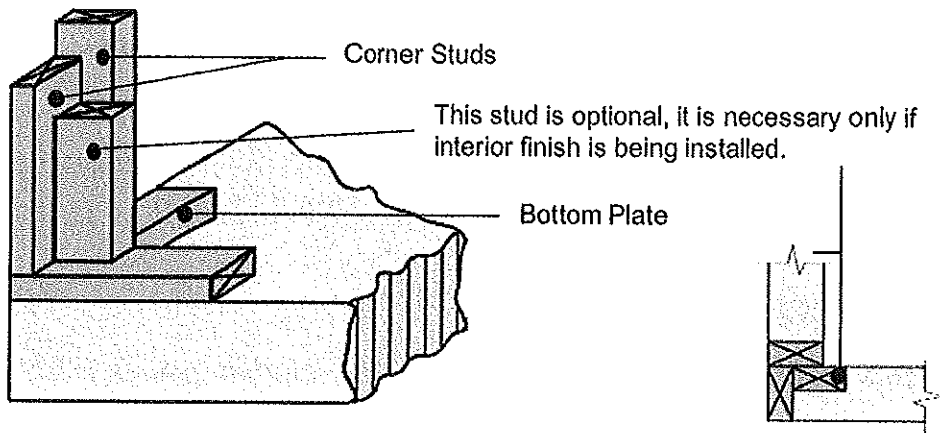


FIGURE 7 - Exterior Wall Framing at Gable End Detail

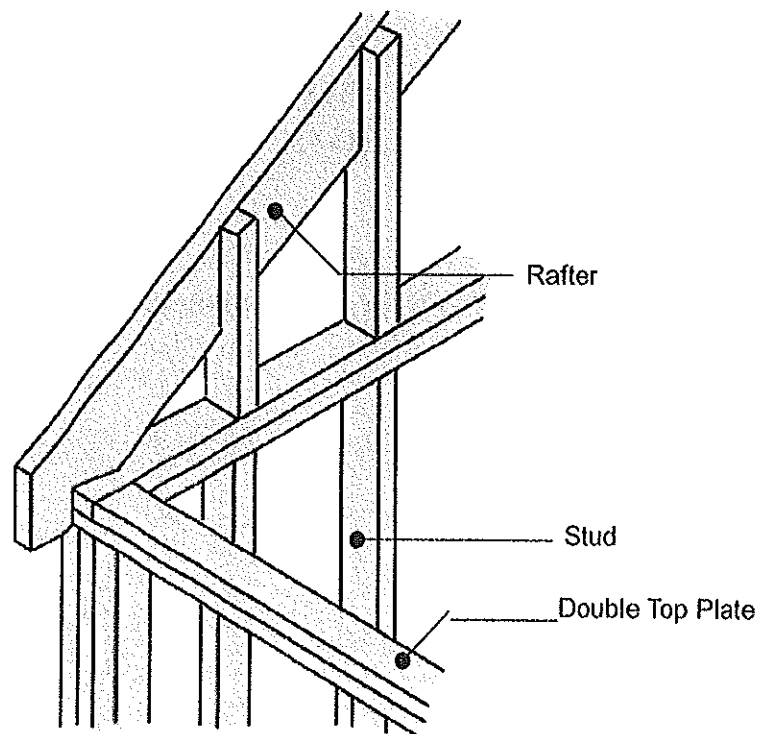


TABLE 1 - Wood Lintel Spans for Windows and Man Doors

Size of Lintels Load Bearing Walls	Maximum Allowable Spans
2 - 38 x 89 mm (2 - 2 x 4)	1.19 m (3 ft. 11 in.)
2 - 38 x 140 mm (2 - 2 x 6)	1.78 m (5 ft. 10 in.)
2 - 38 x 184 mm (2 - 2 x 8)	2.16 m (7 ft. 1 in.)

Notes to TABLE 1:

- 1) This table is for use with Spruce-Pine-Fir lumber grades 1 & 2.
- 2) Built-up lintels must be constructed of full length members. No splicing of members is permitted between supports.

TABLE 2 - Size and Spacing of Studs

Type of Wall	Supported Loads (including dead loads)	Minimum Stud Size	Maximum Stud Spacing	Maximum Unsupported Height
Exterior	Roof with or without attic storage.	38 x 68 mm (2 x 3)	400 mm (16 in.)	2.4 m (7 ft. 10 in.)
		38 x 89 mm (2 x 4)	600 mm (24 in.)	3.0 m (9 ft. 10 in.)

Note to TABLE 2:

This table is for use with all species of lumber and minimum grades of standard, stud, and No. 2.

What size of lintel is required for the overhead door?

The size of lintel required depends entirely upon the load it must support which, in this case, is determined by the style of roof. See TABLES 3 & 4.

How are the tables used in determining the required overhead door lintel size?

If the roof style selected is Gable #1 as shown in FIGURE 8, then TABLE 3 is used to determine the lintel size. This table is used where the door opening DOES NOT SUPPORT the roof, i.e.

where the roof framing elements such as trusses or rafters run parallel to the door opening.

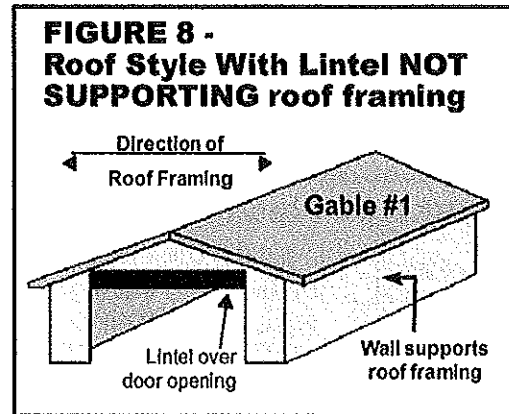


TABLE 3 - Wood Lintels - NOT SUPPORTING Roof Loads

Maximum Door Opening Width	Lintel - Gable Roof Only (Door in Gable End)
2.44 m (8 ft.)	2 - 38 x 184 mm (2 - 2 x 8)
3.66 m (12 ft.)	2 - 38 x 235 mm (2 - 2 x 10)
4.27 m (14 ft.)	3 - 38 x 235 mm (3 - 2 x 10)
4.88 m (16 ft.)	3 - 38 x 235 mm (3 - 2 x 10)
5.49 m (18 ft.)	3 - 38 x 286 mm (3 - 2 x 12)

Notes to TABLE 3:

- 1) This table is for use with Spruce-Pine-Fir lumber grades 1 & 2.
- 2) Built-up lintels must be constructed of full length members. No splicing of members is permitted between supports.

If the roof type selected is as shown in FIGURE 9, i.e. Gable #2, Hip, Mono, or Flat, then TABLE 4 is used to determine the lintel size. This table is used where the lintel over the door opening SUPPORTS the roof, i.e. where the roof framing elements such as trusses or rafters run perpendicular to the door opening.

To select a size of wood lintel simply match the door opening size with the appropriate supported length in TABLE 4 to find the minimum lintel size.

FIGURE 9 - Roof Styles With Lintel SUPPORTING Roof framing.

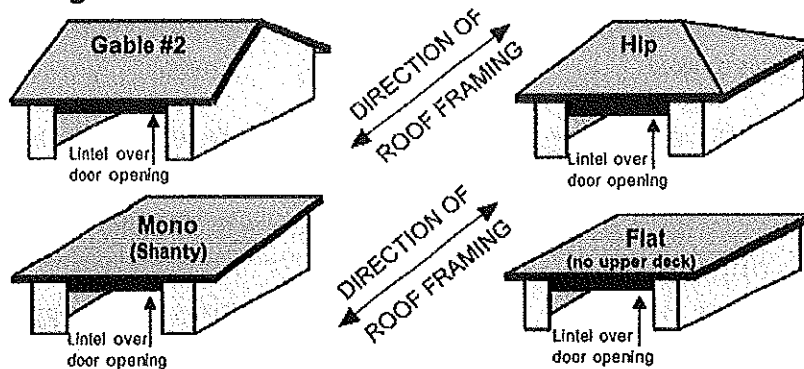


TABLE 4 - Wood Lintels - SUPPORTING Roof Loads

Width of opening (Lintel Span)	SUPPORTED LENGTH (see note 3 below)				
	2.44 m (8 ft.)	3.05 m (10 ft.)	3.66 m (12 ft.)	4.27 m (14 ft.)	4.88 m (16 ft.)
2.44 m (8 ft.)	3 - 38 x 184 (3 - 2 x 8)	3 - 38 x 184 mm (3 - 2 x 8)	3 - 38 x 184 mm (3 - 2 x 8)	3 - 38 x 184 mm (3 - 2 x 8)	3 - 38 x 235 mm (3 - 2 x 10)
2.74 m (9 ft.)	3 - 38 x 184 mm (3 - 2 x 8)	3 - 38 x 184 mm (3 - 2 x 8)	3 - 38 x 184 mm (3 - 2 x 8)	3 - 38 x 235 mm (3 - 2 x 10)	3 - 38 x 235 mm (3 - 2 x 10)
3.05 m (10 ft.)	3 - 38 x 184 mm (3 - 2 x 8)	3 - 38 x 235 mm (3 - 2 x 10)	3 - 38 x 235 mm (3 - 2 x 10)	3 - 38 x 235 mm (3 - 2 x 10)	3 - 38 x 286 mm (3 - 2 x 12)
3.66 m (12 ft.)	3 - 38 x 235 mm (3 - 2 x 10)	3 - 38 x 235 mm (3 - 2 x 10)	3 - 38 x 286 mm (3 - 2 x 12)	4 - 38 x 286 mm (4 - 2 x 12)	4 - 38 x 286 mm (4 - 2 x 12)
4.27 m (14 ft.)	3 - 38 x 286 mm (3 - 2 x 12)	3 - 38 x 286 mm (3 - 2 x 12)	4 - 38 x 286 mm (4 - 2 x 12)	Design Req'd by Engineer	Design Req'd by Engineer
4.88 m (16 ft.)	3 - 38 x 286 mm (3 - 2 x 12)	4 - 38 x 286 mm (4 - 2 x 12)	Design Req'd by Engineer	Design Req'd by Engineer	Design Req'd by Engineer
COLUMN 1	2	3	4	5	6

Notes to TABLE 4:

- 1) The lintels in this table are Spruce-Pine-Fir lumber grades 1 & 2, except those marked * which are Douglas Fir lumber grades 1 & 2.
- 2) Built-up lintels must be constructed of full length members. No splicing of members is permitted between supports.
- 3) Supported length means half the span of trusses, roof joists, or rafters supported by the lintel plus the length of the overhang beyond the lintel (see FIGURE 10).
- 4) If the supported length is between the sizes shown, use the column with the greater depth. For garages or storage sheds with a door width or supported length greater than shown on the tables, consult a Professional Engineer.
- 5) The spans shown in the table are the clear spans between the load bearing supports at each end of the lintel. To find the total length of lintel needed, add the two bearing lengths of the support to the clear span.
- 6) The minimum bearing length of the support at each end of the lintel must be 89 mm (3 1/2 in.).
- 7) Lintel sizes smaller than those shown on these tables may be used provided the lintel has been designed by a Professional Engineer and the lintel design and calculations are submitted and accepted.
- 8) The above noted lintels are not designed to carry masonry or floors above the overhead door. For these types of applications consult a Professional Engineer.
- 9) The deflection limit for lintels was set at a maximum 15 mm (0.6 in.) to ensure proper closure of garage doors.

For Wood Lintel Substitutes please see TABLE 8 on Page 20.

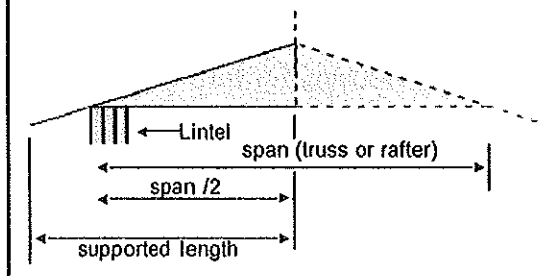
LINTEL SIZE SELECTION FOR AN OVERHEAD DOOR

Example: In order to select the correct size of lintel in cases where it is supporting the roof, three pieces of information are needed: the size of the garage, the width of the overhead door opening, and the size of the roof overhang. As an example, assume a 7.32 m x 7.32 m (24 ft x 24 ft) garage with a 2.74 m (9 ft.) overhead door opening and a 600 mm (2 ft.) overhang. Refer to TABLE 4.

Begin by selecting the row for a 2.74 m (9 ft.) overhead door opening. Next, knowing that the supported length will be half the distance of the roof span plus the overhang (see FIGURE 10), we divide the 7.32 m (24 ft.) roof span distance by 2 and add the 600 mm (2 ft.) roof overhang to get the total supported length of 4.27 m (14 ft.).

Now looking along the table to column 5 where the supported length is 4.27 m (14 ft.), we see that the proper size of lintel would be 3 - 38 x 235 mm (3 - 2 x 10). If there was no roof overhang over the door opening we would look to column 4 where the supported length is 3.66 m (12 ft.). The correct lintel size, in this case, would be 3 - 38 x 184 mm (3 - 2 x 8).

FIGURE 10 - Supported Length of Wood Lintel.



What roof framing choices are there?

In wood framing, there are basically three methods for framing roofs. They are:

1) Framing the roof with pre-manufactured trusses.

There are several truss manufacturers and suppliers available through your local lumber supplier. These firms can provide detailed information regarding the proper installation of their products.

Note: When using trusses or rafters at 600 mm (24 in.) spacings with panel-type roof sheathing of less than 12.7 mm (1/2 in.) thickness, support must be provided to all edges of each roof sheathing panel including those that meet at the ridge. This can be accomplished with the use of 'H' clips as shown in FIGURE 11 and/or solid blocking.

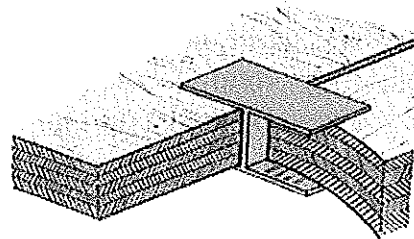
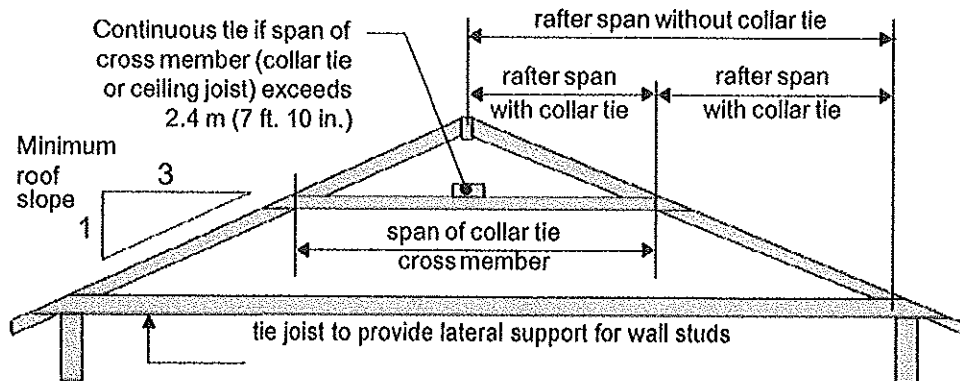


FIGURE 11 - 'H' Clip Detail

- 2) **Framing the roof with individual pieces of lumber (2x4s, 2x6s etc.).** This is commonly known as stick framing. FIGURE 12 shows a typical cross section of a gable roof and TABLE 5 indicates maximum maximum rafter spans for various species and sizes of rafters. Note that FIGURE 12 makes use of collar ties as a means of reducing a full rafter span into two smaller spans. Collar ties can only be used in this fashion when the roof slope is 1 in 3 or greater. If you are framing a roof containing hip or valley rafters, the hip and/or valley rafters must be not less than 50 mm (2 in.) greater in depth than the common rafters and not less than 38 mm (1 1/2 in.) in thickness.

Refer to the previously mentioned book available from Canada Mortgage and Housing for further information on roof framing.

FIGURE 12 - Roof Rafter and Collar Ties for Gable Roof.



**TABLE 5 - Roof Rafter Spans -
Rafter NOT SUPPORTING Ceiling**

Commercial Designation	Grade	Member Size (in.)	Rafter Spacing			Member Size (mm)	Rafter Spacing		
			12 in.	16 in.	24 in.		300 mm	400 mm	600 mm
			ft.-in.	ft.-in.	ft.-in.		m	m	m
Douglas Fir - Larch	No. 1 and No. 2	2x4	9-5	8-6	7-5	38x89	2.86	2.59	2.27
		2x6	14-9	13-5	10-11	38x140	4.49	4.08	3.34
		2x8	18-10	16-4	13-4	38x184	5.74	4.97	4.06
		2x10	23-0	19-11	16-3	38x235	7.02	6.08	4.96
		2x12	26-8	23-2	18-11	38x286	8.14	7.05	5.76
Spruce - Pine - Fir	No. 1 and No. 2	2x4	8-11	8-1	7-1	38x89	2.72	2.47	2.16
		2x6	14-1	12-9	11-2	38x140	4.28	3.89	3.40
		2x8	18-5	16-9	14-6	38x184	5.62	5.11	4.41
		2x10	23-7	21-5	17-8	38x235	7.18	6.52	5.39
		2x12	28-8	25-2	20-6	38x286	8.74	7.66	6.25
COLUMN 1	2	3	4	5	6	7	8	9	10

Note to TABLE 5:

This table applies to roofs with a slope of 1 in 3 or greater. Roof slopes of less than 1 in 3 are subject to different loading conditions, e.g. adequate ridge support must be provided.

ROOF RAFTER SIZE SELECTION

Example: In order to select the correct rafter size for a 6.72 m x 6.72 m (22 ft x 22 ft) detached garage or storage shed with a gable roof having a slope of 1 in 3 or greater, and with spruce rafters (without collar ties) spaced 600 mm (24 in.) apart, we will proceed as follows.

First, we must know the horizontal distance from the wall to the peak of the roof. In this example the distance is 6.72 m (22 ft) divided by 2 or 3.36 m (11 ft), and is called the rafter span.

Next, keeping in mind that 3.36 m (11 ft.) is the required rafter span distance, we look to TABLE 5 in the Spruce - Pine - Fir section for a 600 mm (24 in.) rafter spacing. We are looking here for a span distance that equals or exceeds 3.36 m (11 ft.). We find in the table a span that meets our requirements and it has a figure of 3.40 m (11 ft. 2 in.). We now look across to find the member size that is necessary to obtain this span. It is a 38 x 140 mm (2 x 6 in.) rafter. This rafter size is the minimum size of rafter required for the span of 3.36 m (11 ft.) for this particular gable style roof. If collar ties are permitted and are used, the required span would be less than 3.36 m (11 ft.) and a smaller member size could be looked up in the table.

3) Framing the roof with "home made" trusses.

This is not recommended for complicated roofs having complex angles or roofs having hips and/or valley rafters. For simple gable roofs, wood trusses must be constructed in accordance with an accepted truss design. An accepted truss design is shown in Appendix B. Alternatively, the truss must be designed by a Professional Engineer registered in the Province of Manitoba.

Note: The use of gang nailers (metal plates) in manufacturing "home made" trusses is not permitted unless extensive engineering involvement and testing is carried out and the supporting documentation is submitted and found acceptable. These types of fasteners are only intended for use under the design and quality control of a truss manufacturer.

Truss designs vary depending upon spans, roof slope, etc. Before manufacturing your own trusses, obtain an accepted truss design drawing showing the span, the size of the members, the size and thickness of the plywood gussets, and the nailing patterns. Do not copy truss designs used on other buildings. These designs may be inadequate for your application.

Are there any other Building Code requirements?

Yes, there are various other requirements concerning framing, sheathing materials, sheathing paper, flashing, siding, shingling, and stucco application, etc. Most of these aspects of construction are dealt with in the previously mentioned book available from Canada Mortgage and Housing or the current edition of the Manitoba Building Code.

Who enforces all of these requirements?

The Building Standards Officer for the City of Flin Flon is assigned the responsibility of monitoring construction for compliance with the various Building Codes and By-laws. This monitoring is carried out by means of the permit approval process and periodic site inspections.

The ultimate responsibility for compliance rests with the owner and/or contractor.

Is there any way that compliance with a certain aspect of the Building Code can be waived?

The Building Standards Officer does not have the authority to waive the requirements but it does have the authority to accept equivalencies which meet the intent of the Building Code. If you feel you can satisfy a Building Code requirement by using an equivalent material or construction method, contact your Building Inspector.

NOTICE:

Precautions should be taken to avoid underground sewer or water service lines from being enclosed in or under buildings. Additionally, care should be taken when excavating to avoid disturbing other underground service lines including telephone cables and electrical power cables if any.

Please contact:

- Manitoba Hydro at (204) 687-6780 for hydro lines,
 - MTS at (204) 225-5687 for telephone lines and
 - Shaw Cable at (204) 687-3375,
- before proceeding with construction or any underground excavation.

APPENDIX A

TABLE 8 - Wood Lintel Substitutions

From Table	Structural Composite Lumber (SCL)
3 - 2 x 8	2 - 1 ³ / ₄ " x 7 ¹ / ₄ "
2 - 2 x 10	2 - 1 ³ / ₄ " x 7 ¹ / ₄ "
3 - 2 x 10	2 - 1 ³ / ₄ " x 9 ¹ / ₂ "
2 - 2 x 12	2 - 1 ³ / ₄ " x 9 ¹ / ₂ "
3 - 2 x 12	3 - 1 ³ / ₄ " x 9 ¹ / ₂ "
4 - 2 x 12	2 - 1 ³ / ₄ " x 11 ⁷ / ₈ "

Notes to TABLE 8

- 1) To be used in dry service conditions and standard duration of load.
- 2) Working stress design properties:

Modulus of Elasticity	2.0 x 10 ⁶ psi
Allowable Bending Stress	2800 psi
Allowable Shear Stress	250 psi
(perpendicular to glueline or wide face of strand)	
Allowable Bearing Stress	500 psi
(parallel to glueline or wide face of strand)	

APPENDIX B

Permit applications requiring additional information

Listed below are certain instances where additional information, including plans, may be required for a permit application to build a detached accessory structure.

An asterisk indicates situations where a design (plans or letter) under seal of a registered professional engineer will also be required.

Additional information for the construction of an accessory structure will be required when:

1. The area of the new accessory structure's foundation will be greater than 83.6 sq. m. (900 sq. ft.). ***Note:** For more information on the foundation requirements for accessory structures including those for the foundation of an addition to an existing accessory structure see page 8.
2. The accessory structure will be supported on wood mudsills (e.g. no concrete floor). The method of anchorage of the accessory structure to the ground in order to prevent wind uplift will have to be indicated.*
3. The foundation is to include retaining walls (wood or concrete) in order to hold back earth because the lot where the accessory building is located is not level. Or other instances where concrete walls higher than 150 mm (6 in.) will be constructed on top of the slab.
4. If the accessory structure is an irregular shape (i.e. not square or rectangular), beam and foundation details may be required. (Engineering design may also be necessary.)
5. If the accessory structure will not be "standard wood frame construction". Any of several alternative construction methods including: post and beam, concrete block, brick (including brick veneer) or metal construction (including steel studs), will have to be designed by an engineer.
6. The wall height of the accessory structure will be greater than 3.0 m (9 ft. 10 in.).*

7. A steel lintel will be used instead of a wood lintel for the overhead door of the accessory structure.*
8. The roof of the accessory structure is to be framed with "home made" trusses. *In this case, the design will have to be sealed by a registered professional engineer.
9. The accessory structure will have a gambrel or a mansard roof type. *Plans will also be required for roofs that have an octagonal or similar circular shape.
10. The accessory structure will have attic storage space. Plans will be required.*
11. A dormer will be constructed on the roof of a new or existing accessory structure. Plans will be required.
12. A beam will be located in the interior of an accessory structure to support a roof with slope of less than 1 in 3 or for support of hoist. * (Or similarly, where an interior wall or interior posts will provide support for the structure.*)
13. A deck is to be located on the roof of a new or existing accessory structure, such as a detached garage. All building code requirements for decks will have to be met. Also, the Zoning requirements for building height and location will have to comply. Plans for the entire structure, including the foundation, will be required. The foundation design will have to be determined to be adequate. *
14. The accessory structure will be two-storey. In this case, plans for the entire structure, including the foundation, will be required. Additionally, the foundation design will have to be engineered. *Zoning requirements for height must also comply.
15. A detached accessory gazebo or similarly occupied structure is to be located on top of an existing deck. Here the plans will have to indicate the design of the new gazebo. It will have to be shown how the existing deck joists, beams and foundation will provide proper support under the new gazebo walls and will also anchor down the new structure to prevent wind uplift.
16. Construction plans will be required for all detached car-ports. Detailed information must be provided on the roof framing, the number of posts, the post foundation and the size of the beams over top of the posts. *Engineering may be required.

17. An accessory structure is to be constructed adjacent to an "up and down" duplex. Limiting distance calculations will be required. The limiting distance calculations are required in order to limit the spread of fire between an accessory structure and dwellings on the same property. The limiting distance calculations will determine how close the accessory structure can come to the dwelling units and what materials can be used in the construction of the accessory structure.

Construction plans will be required for this type of accessory structure including elevation drawings. The elevation drawings must show window locations, type of cladding (e.g. stucco, siding, etc.) and dimensions of the wall facing the dwelling. Information will also be required for the wall of the dwelling that faces the accessory structure. The information that will be required for the dwelling wall includes an elevation drawing showing: wall height, wall width and area, type of wall construction (e.g. wood frame), size of all windows in the wall and type of wall cladding.

NOTES:

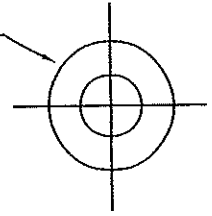
- *In order to determine what the necessary limiting distance requirements will be for your particular project and provide the required plans, applicants are advised to retain the services of an engineer, architect or other qualified person.*
- *Other accessory structure construction details that are not specifically identified above may also require additional information including engineering. Contact the Building Standards Officer at (204) 681-7520 for more details.*

notes



Site Plan

Add Arrow to Show North



Dwelling

Separation from Dwelling

— Walk-In Door
— Overhead Door
— Window(s)/Size(s)
— No Window or Door

Garage Dimension

Roof Slope

Roof Slope

— Walk-In Door
— Overhead Door
— Window(s)/Size(s)
— No Window or Door

— Walk-In Door
— Overhead Door
— Window(s)/Size(s)
— No Window or Door

— Walk-In Door
— Overhead Door
— Window(s)/Size(s)
— No Window or Door

Set Back

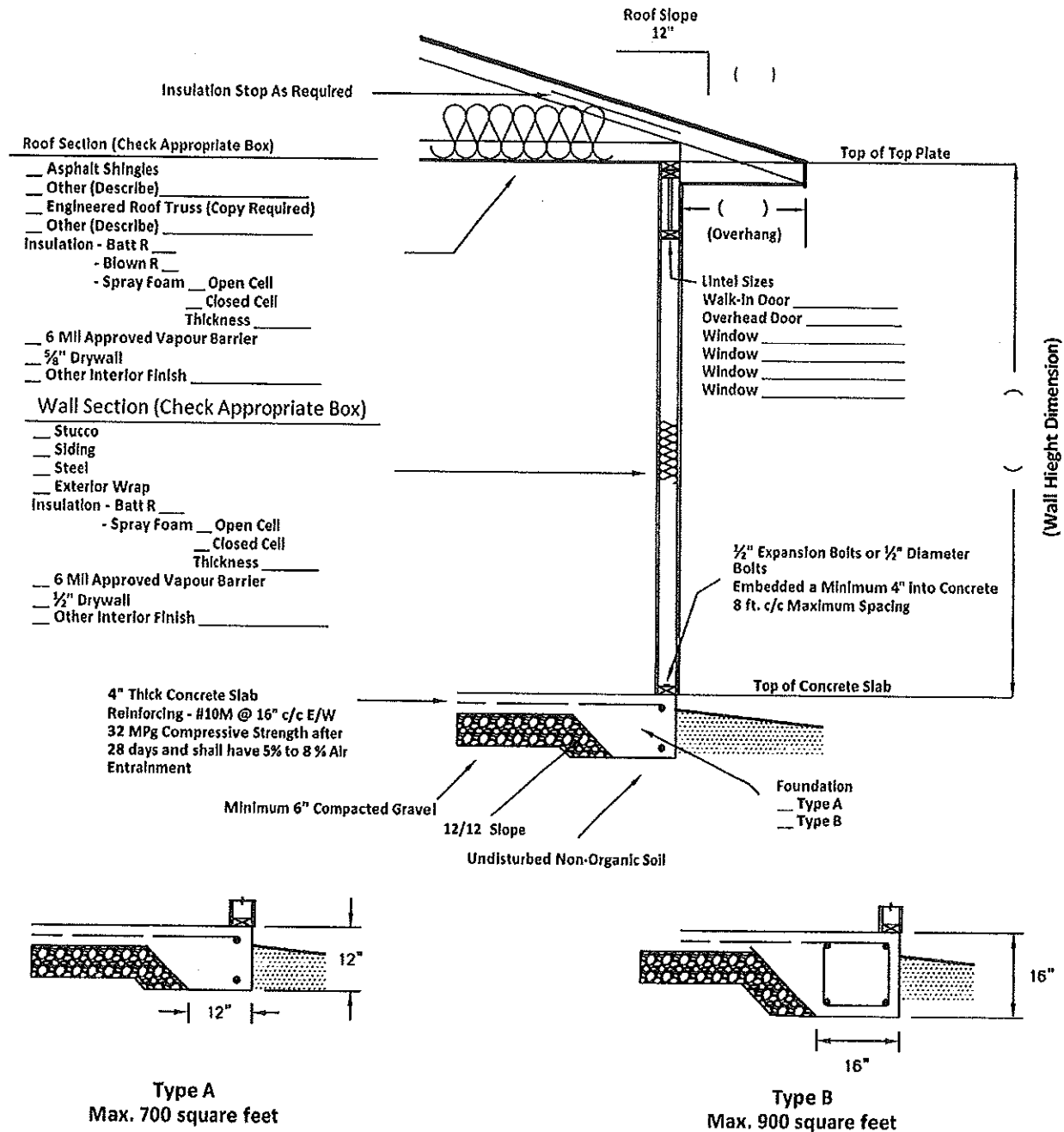
Side Yard

Garage Dimension

Side Yard

Property Line

Section for a Maximum 700 and 900 Square Foot Detached Garage for a Residential Occupancy



Notes:

- A copy of the prefabricator's certified roof truss drawings shall be supplied.
- These foundation details may not be suitable for all soil conditions. If the soil conditions are in question the slab shall be designed and certified by an Engineer.
- The reinforcing shall be free from rust, mud, oil or other coats that would reduce the bond between the concrete and the reinforcing.
- All reinforcing shall be new billet deformed bars that conform to CSA standards. #10m = 300 KPa and #15m or larger = 400KPa.
- All reinforcing to have a minimum of 2" of concrete cover.

DETACHED GARAGE

Location _____
Lot _____ Block _____
Owner _____
Builder _____
Size _____

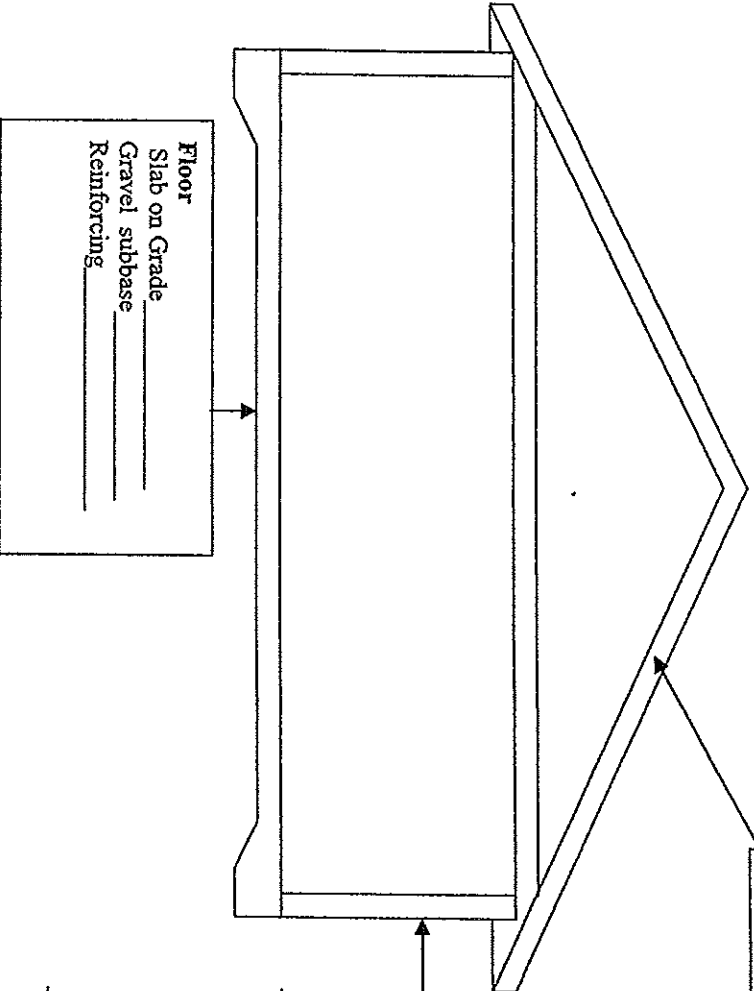
Roof Construction

Trusses _____ OR _____
Rafter _____ Species _____ Grd. _____
Spacing _____ Span _____
Roof Deck _____
Exterior finish _____
Insulation _____
Attic Venting _____
Vapor barrier _____
Ceiling finish _____

Wall construction

Studs _____ Species _____
Grade _____ Spacing _____
Plates _____
Lintels _____ Longest span _____
Headers _____
Insulation _____
Vapor barrier _____
Ext. sheathing _____
Ext finish _____
Interior finish _____

Show dimension of garage and
placing and size of door and
window openings.



Floor
Slab on Grade
Gravel subbase
Reinforcing

