

## Plan Review Checklist – Detached Garages

**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.

### Required Information:

- 2 sets of **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
- 2 sets of **Garage Layout Drawings** with the following information
  - Interior wall location
  - Window sizes and locations
  - Door sizes, location and swing direction
  - Heating unit/system location (if applicable)
- 2 copies of the **Detached Garage Checklist** properly filled out
- 2 copies of the **Building Permit Application** properly filled out

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

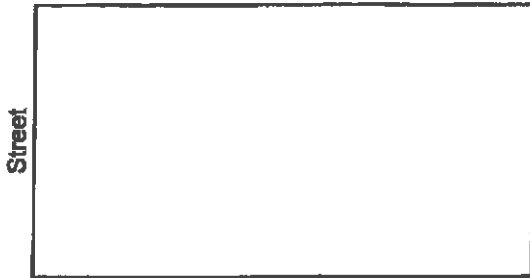
- Plan Review (Prior to the commencement of any construction)
- Framing (Prior to insulating and applying vapour barrier the exterior walls)
- Final (Prior to moving in or occupying the building)

Municipality: \_\_\_\_\_

Permit #: \_\_\_\_\_

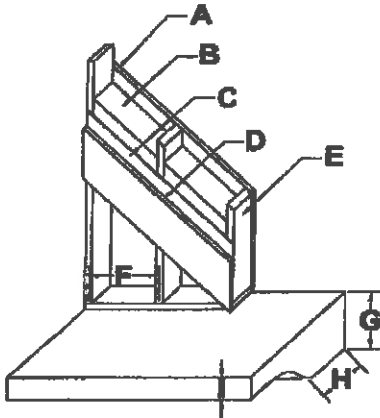
## Detached Garge Checklist

### Site Plan

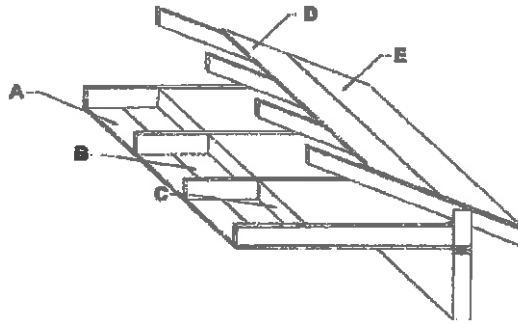


- On Site Plan:**
- Show size and location of proposed garage
  - Show distance to side property line
  - Show distance to rear property line
  - Show distance to house
  - Show lot dimensions and shape of lot
  - Show all existing buildings
  - Show direction of North
  - Show all windows and doors on existing structures

### Wall System



### Roof System



Wall System	Roof System
A - Outside Sheathing:	A - Interior Finish:
B - Insulation Value:	B - Type of Vapour Barrier:
C - Type of Vapour Barrier:	C - Insulation Value:
D - Interior Finish:	D - Exterior Sheathing:
E - Stud Size	E - Type of Roofing:
F - Stud Spacing	Roof Overhang
G - Size of Thickend Edge:	Garage Door
H - Width of Thickend Edge:	Door Span
I - Thickness of Pad:	Lintel Size
Wall Height	Ply

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Municipal By-Laws and/or Provincial Laws regulating building.  
 It being expressly understood that the issuing of a permit does not relieve the applicant from complying with all By-Laws, though not called for in the specifications, or shown on plans and/or application submitted.

Applicant (Print Please) \_\_\_\_\_ Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Application Received By \_\_\_\_\_



# DETACHED GARAGES

Indicate the following:

**ROOF:**

- Type of roof siingles \_\_\_\_\_
- Type and thickness of roof sheathing \_\_\_\_\_
- Spacing of roof trusses \_\_\_\_\_
- Slope of roof \_\_\_\_\_
- Width of overhang \_\_\_\_\_

**WALL:**

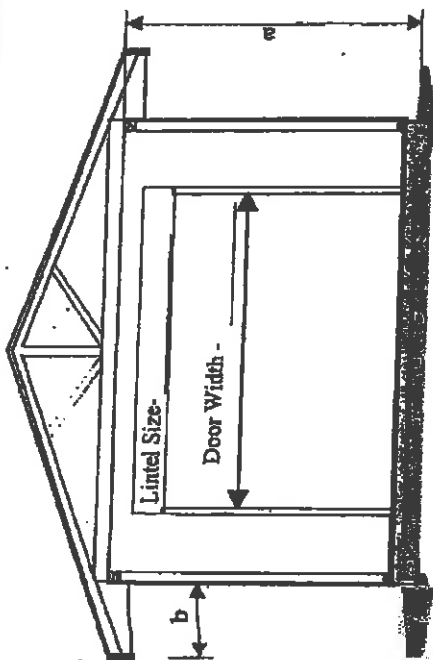
- Type of siding \_\_\_\_\_
- Type and thickness of wall sheathing \_\_\_\_\_
- Size and spacing of studs \_\_\_\_\_
- Height of wall \_\_\_\_\_
- Type, size and spacing of anchor bolts \_\_\_\_\_

**SLAB:**

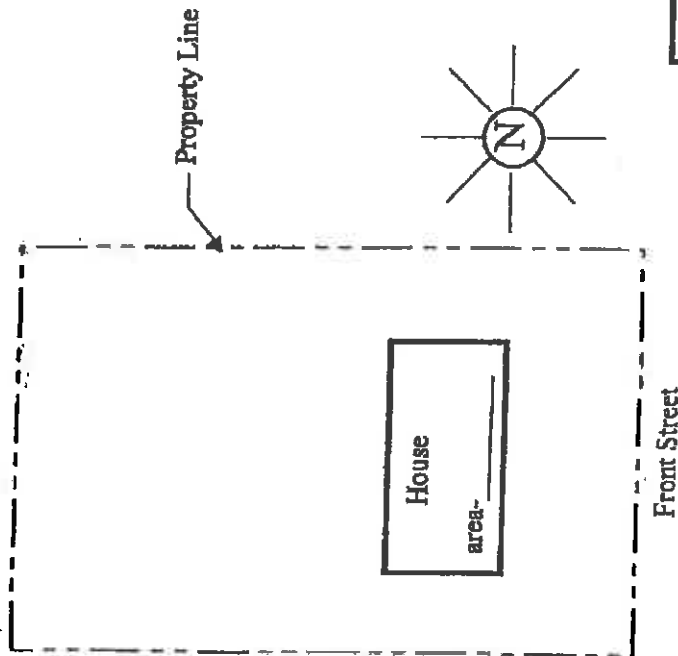
- Thickness of slab \_\_\_\_\_
- Type of sub base \_\_\_\_\_

**SITE PLAN:**

- Show size and location of proposed garage
- Show distance to side property line
- Show distance to rear property line
- Show distance to house
- Show lot dimensions and shape of lot
- Show all existing buildings



SECTION



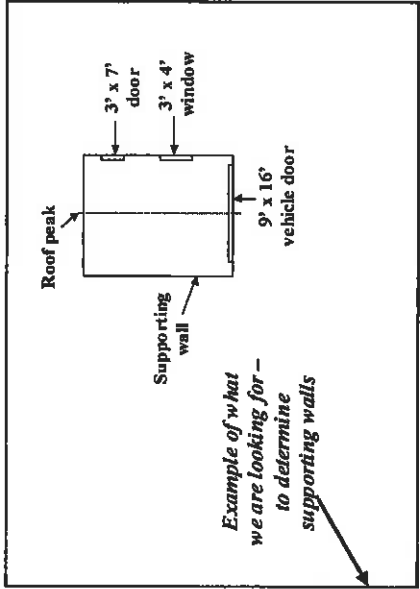
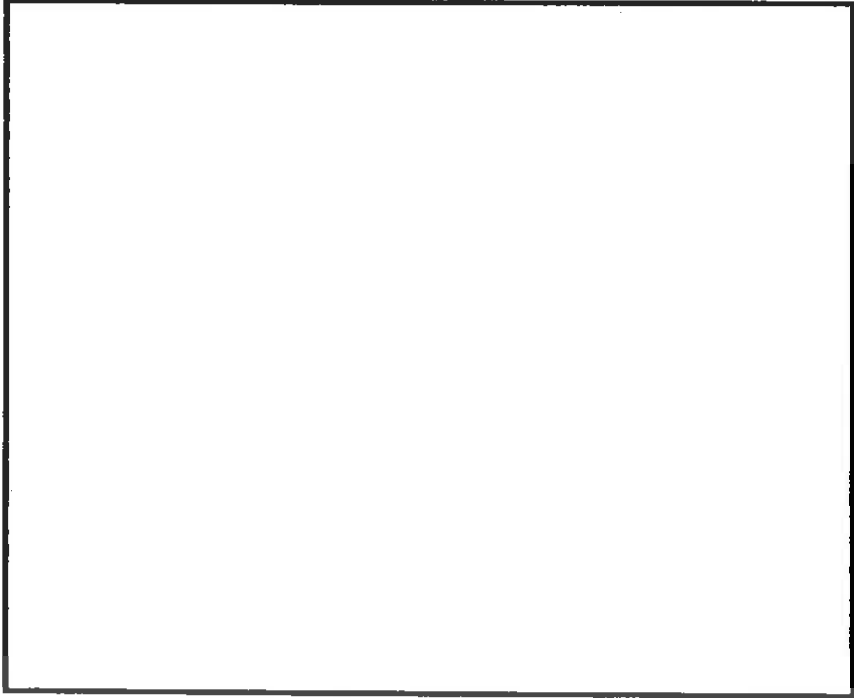
SITE PLAN

Owner's Name: \_\_\_\_\_

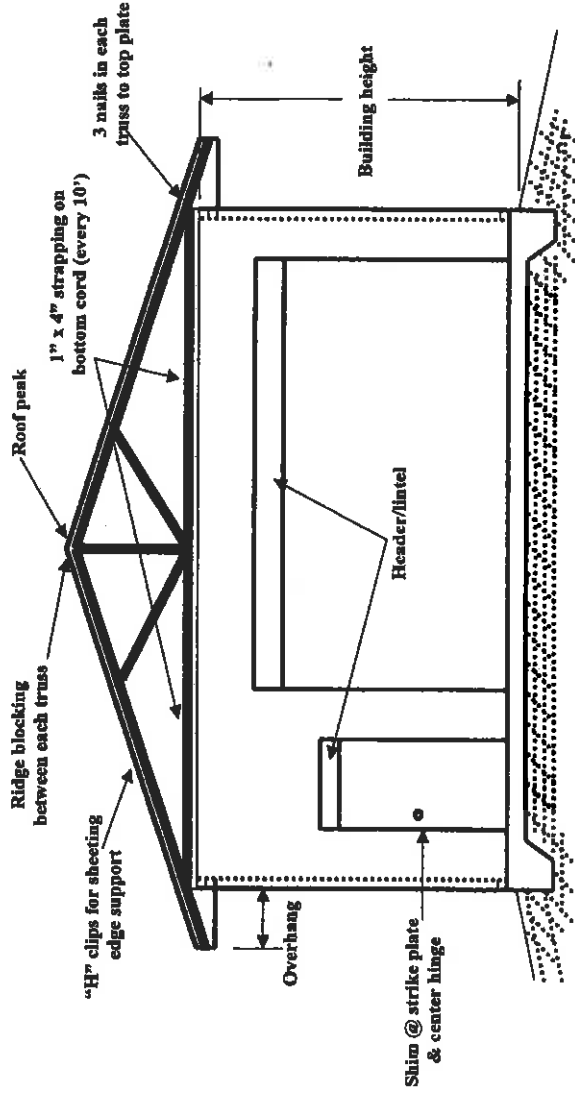
Street Address: \_\_\_\_\_

# Roof Layout

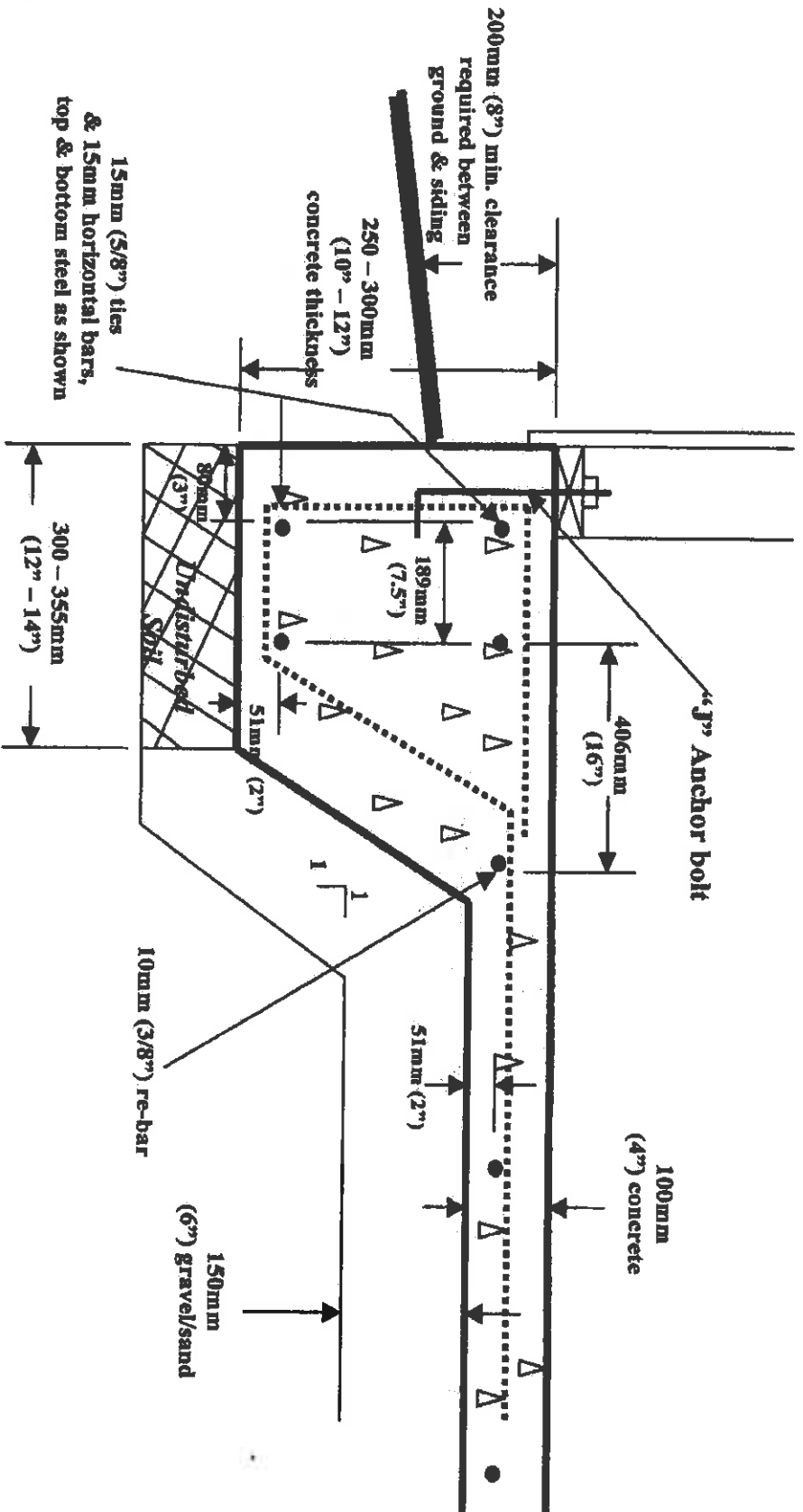
Indicate the location & \* size of all doors and windows\* and the direction of the roof peak in the drawing below:



Note: venting & attic hatch required if insulating



## Recommended Reinforced Thickened Edge Concrete Slab



### Notes:

1. 102mm (4") thick reinforced concrete slab with 10mm (3/8") dia re-bar at 406mm (16") on center each placed on:
  - 1a. 6 mil poly cover and (as per CGS B51.34M)
  - 1b. 152mm (6") deep compacted gravel base.
2. Around the perimeter place 12.7, (1/2") x 203mm (8") anchor bolts or equivalent at 900mm (36" to 48") spacing

## Garage Sizing Tables

### Header sizes over garage doors in supporting walls

Total Truss Length (ft)	Door size 9'	Door size 10'	Door size 12'	Door size 14'	Door size 16'	Door size 18'
16	3 - 2" x 8"	3 - 2" x 8"	3 - 2" x 8"	3 - 2" x 10"	3 - 2" x 10"	3 - 2" x 12"
18	3 - 2" x 8"	3 - 2" x 8"	3 - 2" x 8"	3 - 2" x 10"	3 - 2" x 10"	4 - 2" x 12"
20	3 - 2" x 8"	3 - 2" x 8"	3 - 2" x 10"	3 - 2" x 10"	3 - 2" x 12"	4 - 2" x 12"
22	3 - 2" x 8"	3 - 2" x 8"	3 - 2" x 10"	3 - 2" x 12"	3 - 2" x 12"	4 - 2" x 12"
24	3 - 2" x 8"	3 - 2" x 8"	3 - 2" x 10"	3 - 2" x 12"	4 - 2" x 12"	5 - 2" x 12"
26	3 - 2" x 8"	3 - 2" x 8"	3 - 2" x 10"	3 - 2" x 12"	4 - 2" x 12"	5 - 2" x 12"
28	3 - 2" x 8"	3 - 2" x 10"	3 - 2" x 10"	4 - 2" x 12"	4 - 2" x 12"	5 - 2" x 12"
30	3 - 2" x 8"	3 - 2" x 10"	3 - 2" x 12"	4 - 2" x 12"	5 - 2" x 12"	"
32	3 - 2" x 8"	3 - 2" x 10"	3 - 2" x 12"	4 - 2" x 12"	5 - 2" x 12"	"
34	3 - 2" x 10"	3 - 2" x 10"	3 - 2" x 12"	4 - 2" x 12"	5 - 2" x 12"	"
36	3 - 2" x 10"	3 - 2" x 10"	3 - 2" x 12"	4 - 2" x 12"	5 - 2" x 12"	"
38	3 - 2" x 10"	3 - 2" x 10"	4 - 2" x 12"	5 - 2" x 12"	5 - 2" x 12"	"
40	3 - 2" x 10"	3 - 2" x 12"	4 - 2" x 12"	5 - 2" x 12"	*	*

\* Steel beam, LSL, glulam, girder truss, etc

### Equivalents

- 3 - 2" x 8" = 2 - 2" x 10"
- 5 - 2" x 8" = 3 - 2" x 10"
- 4 - 2" x 10" = 3 - 2" x 12"
- 5 - 2" x 10" = 4 - 2" x 12"

### For header on 14' - 16' door in a non supporting wall

- 2 - 2" x 12" could be used if the end grains are reversed; but due to possible twisting then it is recommended that 3 - 2" x 10" are used to counter the twisting.

### Lintels over garage door/window in supporting wall

Truss Length	3' 6" opening	6' - 8' opening
Up to 24'	2 - 2" x 6"	2 - 2" x 8"
24' - 36'	2 - 2" x 8"	2 - 2" x 10"
36' - 40'	2 - 2" x 10"	2 - 2" x 12"