

CHECKLIST FOR DETACHED GARAGE

Submission Requirements	Copies	Indicate you have provided the following:
<input type="checkbox"/> Development Permit Application Form	1	<input type="checkbox"/> Completed sections 1 & 2, including owner/authority declaration
<input type="checkbox"/> Abandoned Well Confirmation Form and Map	1	<input type="checkbox"/> Required for new buildings larger than 47m ² or additions to existing buildings resulting in the building being larger than 47m ²
<input type="checkbox"/> Site Plan (Real Property Report)	3	<input type="checkbox"/> Preferably a Real Property Report, or Plot Plan <input type="checkbox"/> To scale (not reduced) <input type="checkbox"/> Streets and lanes must be labeled <input type="checkbox"/> Dimensions and location of proposed and existing: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> <input type="checkbox"/> access to the site, including hard surfacing <input type="checkbox"/> structures, including the distances to property lines <input type="checkbox"/> windows, overhead door, and man door </div>
<input type="checkbox"/> Standard Garage Detail Sheet	2	<input type="checkbox"/> Details are entered, including name and address <input type="checkbox"/> Engineer-stamped foundation drawings, as required in Notes
<input type="checkbox"/> Building Section	3	<input type="checkbox"/> Required only when roof design is not a standard web truss
<input type="checkbox"/> Floor Plans	3	<input type="checkbox"/> Required only if there are internal or external stairs
<input type="checkbox"/> Fees		<input type="checkbox"/> Cheque included or name & phone number for credit card payment

Permit fees must be paid in full at the time of application

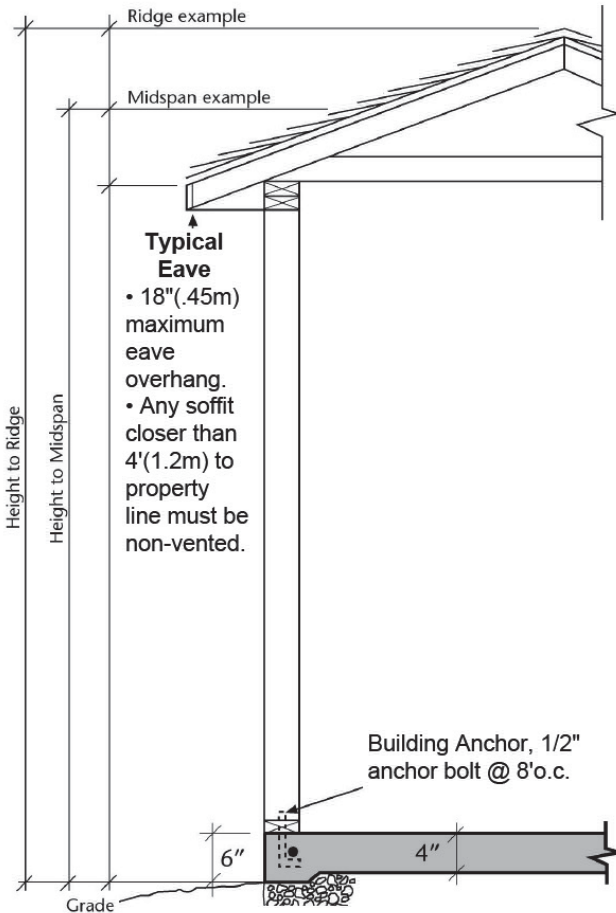
We accept cash, debit, cheque or credit card. If applying, other than in person, a service representative will call you to advise you of your fees. Please note that the City of Edmonton, in accordance with Payment Card Industry, has taken measures to protect your payment card information. We are required to delete applications submitted with credit card information by unsecured methods such as fax or e-mail. Office hours are Monday to Friday, 8:00 am to 4:30 pm. The office is closed on statutory holidays.

Section 1 DETACHED GARAGE APPLICATION

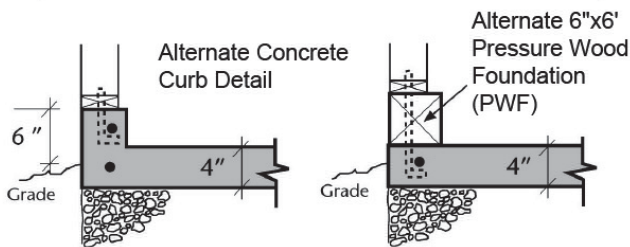
Information Required					
Size of Garage: Width: ft. Depth: ft.			Area of Garage: ft ² (or) m ²		
Site Area: m ²					
Site Coverage of all accessory buildings: (including garage, shed, gazebo, greenhouse, etc., even if under 10m ²) m ² , and % of Site Coverage					
Site Coverage of Principal buildings: m ² , and % of Site coverage					
Total Site Coverage of all buildings (proposed and existing): m ² , and % of Site Coverage					
Rear Setback (from garage to rear property line): m					
Side Setback (1): m		Side Setback (2): m			
Slope of Roof					
Wall Height: (from top of floor slab to top of wall plates) ft.					
Roof Design: Standard web truss design, without heel			<input type="checkbox"/> Yes <input type="checkbox"/> No	If No, Building section is included <input type="checkbox"/> Yes	
Height of Garage: Note: 4.37/12 slope = 20°			If slope is less than 20°: m (to ridge)		
			If slope is greater than 20°: m (to midspan)		

Note: Upon review, the Development Authority or Safety Codes Officer may ask for additional information.

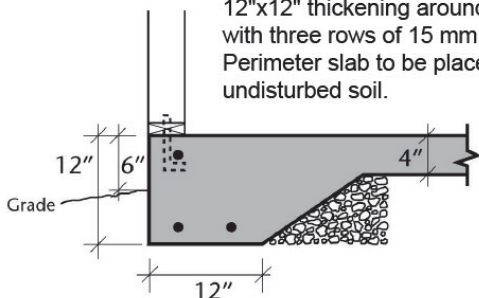
Standard Detached Garage Details for a Single Detached House



Note: 6" clearance required from bottom of untreated wood to grade or submit equivalent base protection



Slab Thickened Foundation
590-728 sq.ft. 4" concrete slab with 12"x12" thickening around perimeter with three rows of 15 mm reinforcing. Perimeter slab to be placed on undisturbed soil.



Notes

- A garage cannot be built over a gas line without prior approval from ATCO Gas
- All garages must have a man door as an exit
- Windows are not permitted in a wall closer than 4ft (1.2m) to the property line
- Foundation for detached garage (minimum 32MPa concrete):
 - Up to 590 sq ft (55 sq m) may be supported on a pressure treated mud sill or 4 in. concrete slab
 - Up to 728 sq ft (67.6 sq m) with no dimension greater than 30 ft. may be supported on a slab-thickened foundation (as illustrated)
 - Engineer-stamped site-specific design must be submitted with application for any slab exceeding 728 sq ft (67.6 sq m)
- Where roof framing members transfer loads to the overhead door beam ("header") the minimum size is:
 - 2 ply 2" x 10" (spruce/pine/fir) for up to 9' 6" opening
 - 4 ply 2" x 12" (spruce/pine/fir) for up to 16' 6" opening
 - Engineered beams may be submitted if a supplier letter and details are submitted with application
- Inspections:
 - Roofing, cladding, soffits, etc. shall be complete prior to booking required final inspection
 - Final inspection must be completed prior to any interior insulating/finishing

Please Complete

Wall Framing

- ☐ 2 x 4 @ 16" o.c.
- ☐ 2 x 4 @ 24" o.c.
- ☐ 2 x 6 @ 16" o.c.
- ☐ 2 x 6 @ 24" o.c.
- ☐ Insulated Walls and Ceiling
- ☐ Interior Finish (Drywall, etc.)
- ☐ Other (e.g. Concrete Block, Structural Insulated Panel (S.I.P.))

Roof Framing

- ☐ Pre-manufactured Engineered Truss
- Any other roof requires construction drawings
- ☐ (e.g. stick frame, I-joist, structural insulated panel (S.I.P.))

Wall Sheathing

- ☐ 3/8" OSB / Plywood
- ☐ 1/2" OSB / Plywood
- ☐ Other

Roof sheathing

- ☐ 3/8" OSB / Plywood
- ☐ 7/16" OSB / Plywood
- ☐ Other

Exterior Wall Finish

- ☐ Vinyl Siding
- ☐ Cement Based Stucco
- ☐ Metal Siding

Roofing Material

- ☐ Asphalt Shingles
- ☐ Cedar, Pine Shakes and Shingles
- ☐ Metal Roofing

Applicant Name (please print):

Address:

Section 2 DEVELOPMENT PERMIT APPLICATION

Project Information			
Project Municipal Address:		<input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	
Project Legal Description:			
Plan number:	Block:	Lots:	
Quarter:	Section:	Twp:	Range:
Applicant/Owner Information			
Last Name:		First Name:	Business Name:
Mailing Address:		Phone:	Cell Ph:
City:	Province:	Postal Code:	
e-mail:			
Contact Name (if different from above)		Phone:	
As the applicant, I affirm (check one)	<input type="checkbox"/> I am the registered owner of the above noted property.		Posse Customer ID#:
	<input type="checkbox"/> I have entered into a binding agreement to purchase the above noted property with the registered owner(s).		
	<input type="checkbox"/> I have permission of the registered owner(s) of the above property to make the attached application for a Development Permit.		
	<input type="checkbox"/> I have permission of the registered owner(s) of the above property to make the attached application for a Combination Permit, which includes an application for a Development Permit and Building Permit.		

Only Complete applications will be accepted

Signature of Applicant: _____ Date: _____
 Name: (please print) _____

For Office Use Only					
Development Application Type:	<input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> House Combo <input type="checkbox"/> Accessory Bld. Combo <input type="checkbox"/> Deck Combo				
Existing Without Permits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Posse #	Sub-job: <input type="checkbox"/> Yes		
Zoning:	Overlays:				
Development Permit Description:					
Development Reviewed By: (please print)		DP?	<input type="checkbox"/> Yes <input type="checkbox"/> No	D/M/Y	
Building Reviewed By: (please print)		BP?	<input type="checkbox"/> Yes <input type="checkbox"/> No	D/M/Y	

Abandoned Wells Confirmation Form – Proposed Development

Note: This form is to be signed by the applicant at the time of Development Permit application, and to be submitted with a printout of the map(s) that was used to confirm the absence/presence of abandoned well(s).

If abandoned well(s) are ABSENT within the site of proposed development:

I, _____, have reviewed the information provided by the Energy Resources Conservation Board ("ERCB") as set out by ERCB Directive 079, Surface Development in Proximity to Abandoned Wells, and can advise that the information shows the absence of any abandoned wells within the site of proposed development.

Printed name: _____

Signature: _____

Company affiliation of the signer: _____

Date: _____

If abandoned well(s) are PRESENT within the site of proposed development:

I, _____, have reviewed the information provided by the Energy Resources Conservation Board ("ERCB") as set out by ERCB Directive 079, Surface Development in Proximity to Abandoned Wells, and can advise that the licensee(s) responsible for all abandoned wells within the site of proposed development has been contacted in order to have the Abandoned Well Locating and Testing Protocol completed in accordance with ERCB Directive 079. To prevent damage to the well, a temporary identification marker will be placed on abandoned wells prior to construction, according to the confirmed well location(s) on site.

The site of proposed development contains the following abandoned well(s):

ERCB Well License #	Licensee name	Licensed Surface Location (e.g., 04-20-052-23 W4M)	Contact personnel name	Phone number

Printed name: _____

Signature: _____

Company affiliation of the signer: _____

Date: _____

Project Municipal Address: _____			<input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	
Project Legal Description:				
Plan number:	Block:	Lots:		
Quarter:	Section:	Twp:	Range:	
Posse #		LDA:		

When you apply, personal information may be collected under the authority of Section 33 of the Alberta Freedom of Information and Protection of Privacy Act, Section 301.1 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) and your name and address may be included on the reports that are available to the public. If you have any questions, please contact a Service Advisor at the Current Planning Service Centre at 780-442-5054