



REDUCED OR ZERO LOT LINE SIDE YARD WALL and GABLE CONSTRUCTION Policy 14-01-G

for Detached Garage / Accessory Building serving Single Detached or Semi-Detached House

INTENT:

This policy addresses typical configurations of exterior side yard wall and side yard-facing gable construction in **detached garages/ accessory buildings of Single Detached and Semi-Detached Houses** featuring reduced lot line or zero lot line (RZLL) development. To obtain building permits for construction in this setting, an alternative solution is often required as building eaves are typically proposed projecting too close to or over a side property line.

Code-compliant construction proposals in RZLL do not require alternative solution.

The policy--for the purposes of affected lot line wall construction characteristics--proposes a “deemed limiting distance”, and follows with an option for acceptable construction details for side yard wall and gable assemblies. It is not the intention that this policy limit design choices or preclude other solutions, as other options (below) are available to permit applicants.

POLICY:

Where Edmonton Zoning Bylaw 12800 permits side yards for a House and its accessory building(s) to be reduced to as little as zero, resulting in less than 2.4m distance between such buildings planned for adjacent lots, the intent of ABC2014 is deemed to be satisfied for detached garages/accessory buildings on two adjacent lots if an imaginary “**deemed limiting distance**” line is located between the two buildings instead of using the legally-registered property line where

1. a valid legal agreement between adjacent owners is registered against the land titles that
 - a. establishes a permanent easement between the buildings, and
 - b. is to ensure maintenance of the spatial separation between the two buildings over time, and
2. the detached garages/accessory buildings are otherwise governed by ABC14:B:9.10.14.

PROCEDURE:

(see Notes below for additional detail)

1. The intention in application of this policy is that where the construction requirements are applied to one detached garage sidewall, then they are to be applied to the facing assembly of the adjacent garage. This policy does not apply if there is foreseeable risk that its application to adjacent property cannot be achieved, in which case a variance for each property may be required in order to obtain building permits.
2. Any shared garage shall be fully separated with a minimum 1h fire-resistance rated party wall, by application of Type X gypsum board on both sides of the partition wall and tight to underside of roof deck, on the interior property line so that each garage section serves only one dwelling or House with secondary suite.
3. Establish an imaginary “deemed limiting distance” line midway between the subject building and adjacent building, and apply ABC14:B:9.10.14.5.(4) requirements involving:



- a. 45-minute fire-resistance rating on side yard elevation **REQUIRED ONLY IF** the “deemed limiting distance” is less than 0.6m, by application of Type X gypsum board to the interior face of wood-frame walls and any wall that encloses an attic or roof space (gable end), and
 - b. closed soffit on any eave projections within 1.2m of the “deemed limit distance” line.
4. Submit the **Letter of Construction Intention**, at end of this document, with the permit application.

Notes:

1. If the two adjacent affected construction proposals are each, in themselves, code-compliant then there is no requirement for policy application or alternative solution.

This policy facilitates a variance for a non-compliant exposing building face per ABC2014:B:9.10.14. Like the registered easement agreement, this policy ties the two adjacent properties to one another in some respects. Wall construction more closely aligned with the intent of limit distance concept results where structure walls are measured to a “deemed limit distance” for purposes of wall construction intended to hinder fire spread between buildings.

2. This policy does not apply to any shared detached garage facing an end of a semi-detached House or otherwise offset from direct alignment with each associated dwelling.
3. No sidewall rating is required **EXCEPT** if the two building walls are located 1.2m or less apart; that is, 0.6m to the “deemed limiting distance”. Exterior cladding combustibility on an accessory building in this setting is not controlled.

Eaves / projections on the subject garage and adjacent garage may not result in any combustible construction elements closer than 0.9m apart.

Mechanical penetrations for ventilation and appliance venting shall be within the respective property boundaries and in accordance with manufacturer installation instructions and [Standata G-01-10-Rev1](#)

No standard windows are allowed in side yard where “deemed limit distance” is less than 1.2m. Though preferably located on the wall facing the House, an unglazed standard door may be located in the side yard subject to the restriction that any door opening, and landing and exterior pathway serving it, shall be constructed within the legal property boundaries.

For more clarity, doors in a side yard are permitted only where any required landing and egress path can be established within the legal lot boundaries--**not** within “deemed limit distance” line--and its use does not involve routine use of the adjacent property.

This policy is not intended to contradict the registered easement agreement. An exterior landing must not impede surface drainage arrangements, nor access to and usefulness of the side yard to carry out maintenance and repairs of each detached garage/accessory building, as set down in the maintenance easement agreement. Any landing exceeding one riser above finished ground shall have steps arranged to allow access to the entire side yard. Minimum exterior landing dimensions are 860mm x 900mm.



4. The **Letter of Construction Intention** and background documentation will be managed as a Variance. In exceptional circumstances, a safety codes officer may refuse to issue a building permit that incorporates the policy; the permit applicant will be notified of reason for refusal. Non-compliance with requirements of a variance is an offence.

Options to construct other than in conformance with this policy include

- prescriptive compliant construction intention: design the zero limit distance detached garage/accessory building wall with no eaves, projections or any building element extending beyond a vertical plane projected from the property line, and construct it and the adjacent accessory building in accordance with ABC14:B:9.10.14. requirements, or
- alternative solution demonstrating a level of safety performance approximately equal or greater than acceptable solutions in ABC.

Intention of this policy is to

- provide an acceptable RZLL side yard wall/gable wall construction solution,
- reduce the repetitive variance process paper burden for builders and City staff, and
- promote efficiencies in construction and inspections through consistency and error reduction.

It is not the intention that this policy unduly limit design choices or preclude other solutions.

Terms

“Deemed limiting distance”, for purpose of this document, means an imaginary line between two buildings on two adjacent properties where a side yard of one or both of the adjacent properties is permitted to be reduced below 1.2m to as little as zero m to property line, resulting in the two buildings being less than 2.4m apart from each other.

ABC 2014:A:1.4.1.2. Limiting distance means the distance from an *exposing building face* to a property line, the centre line of a *street*, lane or public thoroughfare, or to an imaginary line between 2 *buildings* or *fire compartments* on the same property, measured at right angles to the *exposing building face*.

“Accessory building” means a detached garage or building that is subordinate, incidental and devoted to a dwelling unit of the principle building and located on the same property as that dwelling unit.

Disclaimer: The information in this policy is not intended to provide professional design advice, and may not address all conditions on a project. If professional expertise is required with respect to a specific issue or circumstance, seek professional advice guidance.



PRINT, READ, SIGN AND SUBMIT THIS LETTER WITH THE BUILDING PERMIT APPLICATION

Letter of Construction Intention re: Policy 14-01-G
Reduced or Zero Lot Line side yard wall and gable construction
for Detached Garage / Accessory Building serving a Single Detached or Semi-Detached House

TO: City of Edmonton
Safety Codes Permits and Inspections
3rd Floor, 10111 – 104 AV NW
Edmonton, AB T5J 0J4

DATE: _____

RE: PROJECT ADDRESS (or LEGAL DESCRIPTION) _____

Pre-construction Declaration--accompanies building permit application	
1.	By providing this letter, I confirm I have reviewed this ‘Reduced or Zero Lot Line Side Yard Wall and Gable Construction’ Policy 14-01-G .
2.	I give assurance that the side yard exterior walls and side yard gable walls that are located at the above project address will be constructed in accordance with this policy in lieu of requesting an alternative solution for a construction proposal which involves this subject property or adjacent property roof soffits projecting over a property line.
3.	I confirm that the policy document together with submitted plans, documents and details contain sufficient details to demonstrate conformance with Alberta Building Code 2014:Division C:2.2.5.2.
4.	I will notify the City of Edmonton if the construction intention is modified during the <i>project</i> .
SIGNATURE OF BUILDING PERMIT APPLICANT: <i>BUILDING PERMIT APPLICANT SIGNS HERE</i>	

ABC2014:C:2.2.5.2. Information Required on Drawings and Specifications

1) Information shown on drawings and in specifications shall be clear and legible, and shall contain sufficient details to demonstrate conformance with this Code. (See A-2.2.6.2.(1) in Appendix A.)

ABC2014:C:2.2.10.9. Responsibility for Compliance

1) Neither the issuance of a *permit* nor inspections made by the *authority having jurisdiction* shall in any way relieve the *owner* of a *building* from full responsibility for carrying out the construction or having the construction carried out in accordance with the requirements of the Safety Codes Act and regulations made pursuant to that Act, this Code, or the *permit*, including compliance with any special conditions required by the *authority having jurisdiction*.

ABC2014:C:2.2.13.6. Verification of Compliance

1) Except as required in Article 2.4.3.2., when required by the *authority having jurisdiction*, an *owner* or a *constructor* shall provide written assurance from the person supervising construction that the construction was in compliance with the requirements of this Code and any *permits* issued.