

From: National Building Code-2019 Alberta Edition Division B
Spatial Separation considerations for a Garden Suite House

A garden suite is an accessory dwelling unit built on the same property as and constructed to the **same standard** as a 'principal' House: 9.10.15. Where combined with an attached garage that is intended to serve or may serve (in whole or in part) the principal house, the parking garage space will be separated from the remainder of the building by 1h fire-resistance rated construction to create a separate *fire compartment*. Where no other on-site parking is provided, a letter from the property owner may be required to document parking garage use intention; practice is to rate the parking space in the garden suite for future owner changes.

Apply 9.10.15. requirements to the principal House and the garden suite House. Ensure that the **proposed wall construction** of the garden suite-facing *exposing building face* of the principal House is **detailed** in coordination with the corresponding House-facing *exposing building face* of the garden suite, calculated to a deemed *limiting distance* between the two structures.

Spatial Separation considerations for a Mutual or Shared Detached Garage

Where there is a detached garage proposed that is **not** located directly behind and aligned with each dwelling unit, i.e., if it is to be located facing an end unit or otherwise offset, ensure that the proposed wall construction of the garage-facing *exposing building face* on the house is detailed per ABC 9.10.15. in coordination with the corresponding house-facing *exposing building face* of the detached garage per ABC 9.10.14., calculated to a deemed *limiting distance* between the two structures.

Equally, ensure that the proposed wall construction of the garage-facing *exposing building face* of the semi-detached or row house is detailed in coordination with the corresponding house-facing *exposing building face* of the garage, calculated to a deemed *limiting distance* between the two structures.

General

Where applications for a House and garden suite or shared detached garage are being made at the same time, ensure the deemed *limiting distance* is depicted consistently on the principal House sections/plans and the garden suite or shared detached garage sections/plans. Ensure fire-resistance rating and cladding details are indicated for both buildings.

Where the garden suite or shared detached garage application is being made for a property with an existing principal House, ensure that the construction characteristics of the existing House *exposing building face(s)* are included with the plans for the garden suite or shared detached garage.

In both cases, no window openings are permitted closer than 1.2m to a property line **or** deemed limit distance.

Limiting distance means the distance from an *exposing building face*... to an imaginary line between 2 buildings or *fire compartments* on the same property, measured at right angles to the *exposing building face*.

Exposing building face means the exterior wall of a building that faces one direction, between ground level and the ceiling of its top storey
-OR-
of a *fire compartment* that faces one direction.

Fire compartment is a space in a building enclosed by exterior walls
-OR-
separated from all other parts of the building by fire-resistance rated enclosing construction