PEACE RIVER REGIONAL DISTRICT

Information Sheet for Detached Garages and Small Buildings

The information indicated on this sheet is the minimum that is required for a garage permit application. This form may be used in lieu of providing a detailed package of drawings provided the building is a typical, single-storey, storage garage or small building containing only one occupant. Please complete this form as best as possible and attach it to the building permit application.

Name:_____
Mailing Address:_____
Contact Numbers:_____
Email:_____

Construction Details - Please be Specific	
Example Roof	Your Roof
Asphalt shingles	
3/8" OSB complete with 'H' Clips	
Manufactured trusses max 24" on center	
Insulation	
Vapour Barrier	
Ceiling finish	
Example Walls	Your Walls
Exterior finish (i.e., stucco or vinyl)	
Sheathing paper	
Min. 3/8 OSB sheathing	
2 x 4 wall studs at 16" or 24" on center	
PTW single bottom plate, double top plates	
½" diameter Anchor bolts at 8' O.C.	
Insulation	
Vapour Barrier	
Wall finish	
Exterior to weatherproof complete with flashing over all changes in material	
specify garage door size	
specify header size	
Example Foundation	Your Foundation
Compacted granular fill	
4" concrete slab - thickened on edges over 592 ft²	
Pile and grade beam - provide specifics	
Strip footing and 4' pony wall	

diverse. vast. abundant.

PLEASE REPLY TO:
[X] Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca
[ ] 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

Detached Garages, Carports and Accessory Buildings
BC Building Code Information Sheets

General Conditions:

- All municipal zoning and development requirements must be rectified.
- All work, materials and construction must comply with the BC Building Code 2012.
- All Plumbing, Gas, Boilers, Electrical codes, where applicable, must be met.
- A set of drawings must be available at the jobsite for inspection purposes.

Except as permitted in this subsection, foundations conforming to Division B Sections 9.12 and 9.15 shall be proved for the support of carport and garage super-structures, including that portion beneath garage doors.

Where a slab-on-ground construction is used, a construction joint shall be provided between the main building slab and a slab serving an attached garage, breezeway or carport.

Detached garages of less than 55 m² (592 ft²) floor area and not more than one storey in height are permitted to be supported on wood mud sills or a 100 mm (4”) thick concrete floor slab, provided the garage is not of masonry or masonry veneer construction.

Piers for the support of carport columns shall extend not less than 150 mm (6”) above ground level. Piers shall project not less than 25 mm (3/4”) beyond the base of the column but in no case be less than 190 mm by 190 mm (8” x 8”) in size.
Piers - wood columns for garages and carports must be at least 89 mm by 89 mm (4 x4).

Building anchorage to be provided by fastening sill plate by a ladder frame in concrete or by fastening sill plate to the concrete floor or foundation with not less than 12.7 mm (½”) anchor bolts spaced not more than 2.3 m (8’) o/c.

Sulphate resisting cement is to be used for concrete in contact with sulphate soils and deleterious to normal cement.

Concrete strength for garage, carport floors and exterior steps, minimum 32 MPa (4700 psi) after 28 days. Footings are to rest on undisturbed soil, rock or compacted granular fill. In areas which soil movement caused by changes in soil moisture content is known to occur to the extent that it may cause significant damage to a building, measures are to be taken to minimize this effect.

When air temperature is below 5°C, concrete is to be kept at a temperature of not less than 10°C or more than 25°C while being mixed and placed. The temperature shall be maintained at a temperature of not less than 10°C for 72 hours after being placed.

Wood framing members that are not pressure treated with a wood preservative and which are supported on concrete in contact with the ground or fill shall be separated from the concrete by at least 0.05 mm polyethylene or Type S roll roofing wherever the wood members are less than 150 mm (6”) above grade.

Solid fuel burning appliance is not to be installed in garages and accessory buildings.

Table A12 BC 2012. - Maximum spans for Built-up Lintels for Garage Door opening.

Commercial Designation	Lintel Size mm	Maximum Span m (1)(2) / Specified Snow Load, kPa				
					Used in DC	Used in FSJ
		1.0	1.5	2.0	2.5	3.0
Spruce - Pine - Fur (includes all species except Coast Sitka Spruce Jack Pine, Lodgepole Pine, Balsam Fir and Alpine Fir)	3 - 38 x 184 (2 x 8)	2.88	2.48	2.21	2.01 (6" 7")	1.86 (6' 2")
	4 - 38 x 184 (2 x 8)	3.30	2.86	2.55	2.32 (7' 7")	2.14 (7')
	5 - 38 x 184 (2 x 8)	3.55	3.10	2.82	2.59 (8' 6")	2.40 (7' 11")
	3 - 38 x 235 (2 x 10)	3.53	3.03	2.70	2.46 (8')	2.27 (7' 3")
	4 - 38 x 235 (2 x 10)	4.07	3.50	3.12	2.84 (9' 3")	2.62 (8' 7")
	5 - 38 x 235 (2 x 10)	4.54	3.91	3.49	3.17 (10' 2")	2.93 (9' 10")
	3 - 38 x 286 (2 x 12)	4.09	3.52	3.13	2.85 (9' 4")	2.63 (8' 7")
	4 - 38 x 286 (2 x 12)	4.72	4.06	3.62	3.29 (10' 10")	3.04 (9' 10")
	5 - 38 x 286 (2 x 12)	5.28	4.54	4.04	3.68 (12')	3.40 (11' 2")

(1) Spans are calculated based on maximum supported which may be increased by 5% for supported lengths of not more than 3.7 m (10'), or by 35% for supported lengths not more than 2.4 m (7' 10"). Supported length means half the span of the trusses, roof joists or rafters supported by the lintel plus the length of the overhang beyond the lintel.

(2) For ends of lintels fully supported by walls, provide a minimum 38 mm (1 ½ ") of bearing for lintel spans up to 3 m (9' 10"), or minimum 76 mm (3") of bearing for lintel spans greater than 3 m (9' 10").

Wall sheathing membrane is required beneath siding, stucco and masonry veneer. The sheathing membrane is to be lapped minimum 4" and is to be installed 'shingle fashion' - providing full protection to the entire wall assembly; recommended that particular attention be made to areas surrounding doors and windows.

Eave protection consisting of asphalt saturated felt, type M or S roll roofing, 0.15 mm (6 mil) polyethylene, or other approved material is to be provided beneath the starter strip, extending at least 900 mm (36") up the roof slope to a line not less than 300 mm (12") inside the inner face of the exterior wall.

The roof or attic space is to be provided with an unobstructed vent area of not less than 1/300 of the insulated ceiling area, distributed uniformly on opposite sides of the building, with a minimum 25% of the required openings at the top and 25% at the bottom of the space.

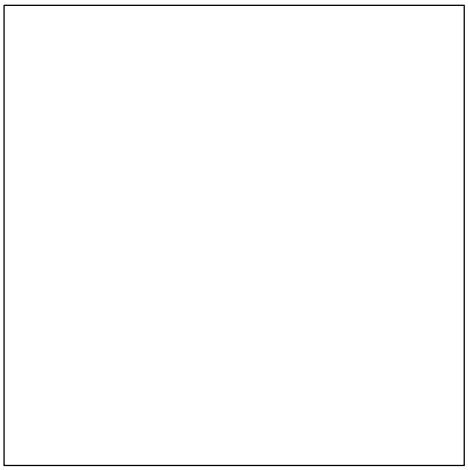
Attic space access hatchways are to be at least 500 mm x 700 mm (20 x 28) and attic hatches are to be insulated plus be weather-stripped around the perimeter.

The building site is to be graded so that surface water will drain away from the building.

The above-listed does not cover every aspect of the building code only the basics are listed. It is the responsibility of the owner or the owner's representative to make sure the work complies with the BC Building Code. If you require further assistance contact a Peace River Regional District Building Inspection Department.

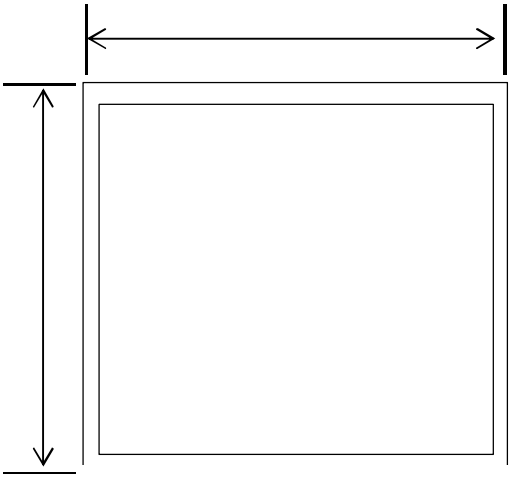
Detached Garages, Carports and Accessory Buildings
BC Building Code Information Sheets

This page may be completed if your garage is a typical garage resembling these drawings.
If the building does not resemble these drawings, please submit detailed drawings.
Note: Floor plan should be at a minimum scale of ¼":1'.



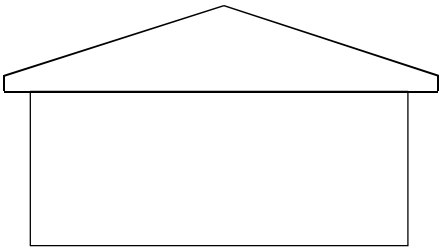
Plot Plan

- Provide a sketch of your lot
- Show distances to other buildings and to property lines
- Provide a north arrow.

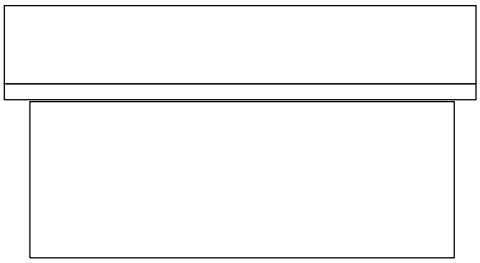


Floor Plan

- Provide outside dimensions of the building
- Show all doors and windows
- Show orientation of trusses
- Show any interior partitioning, together with a description of the rooms

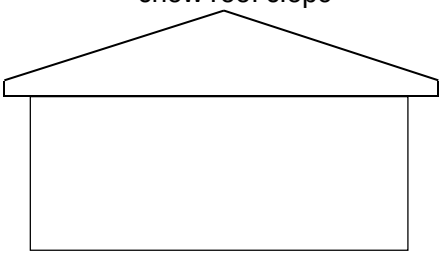


_____ Elevation

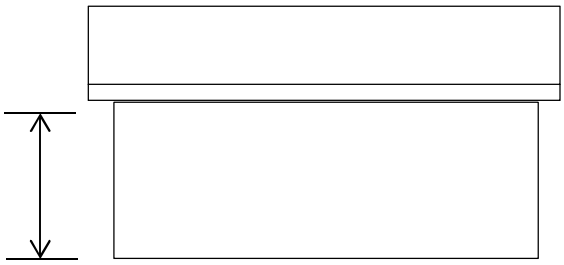


_____ Elevation

Show roof Slope



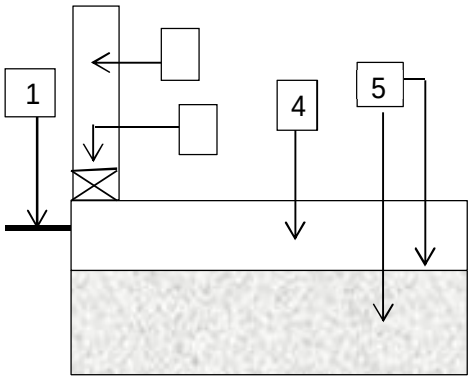
_____ Elevation



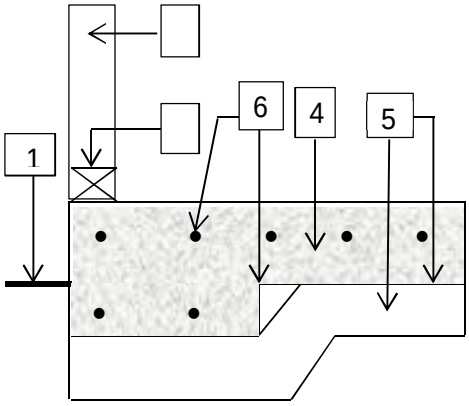
_____ Elevation

Show doors and windows on all elevations. Show building height (height of walls)

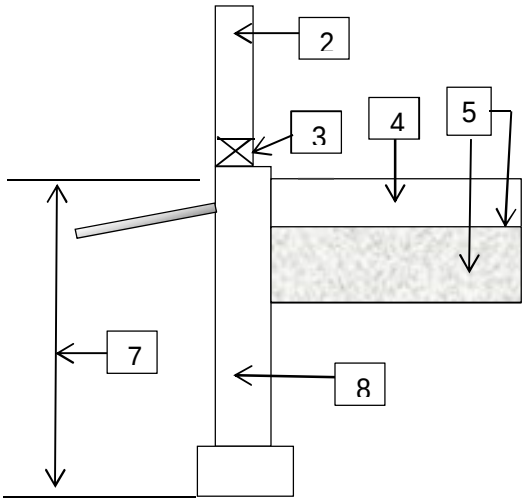
Detached Garages, Carports and Accessory Buildings
BC Building Code Information Sheets



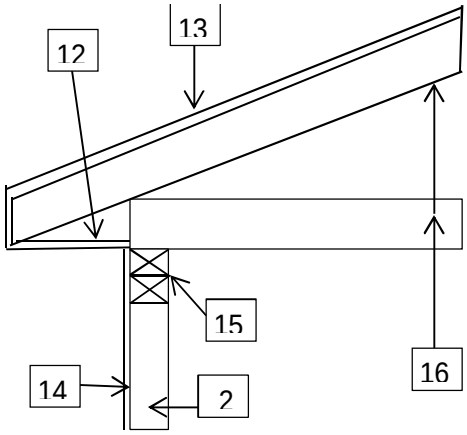
4” thick slab on grade (Max building area 55 m² or 592 ft²) approximately 24’ x 24 ‘



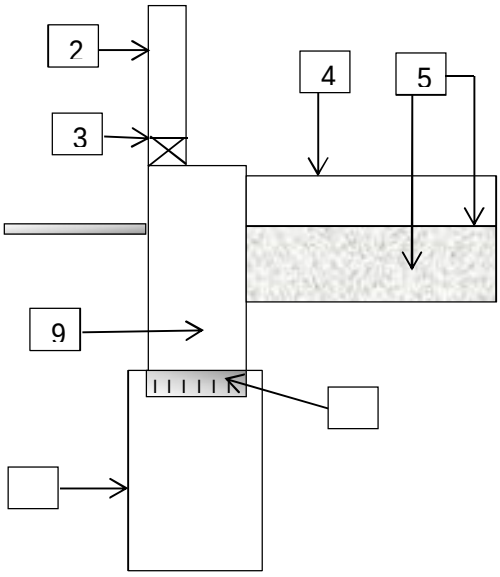
4” thick concrete slab with thickened edges for garages or accessory buildings greater than 55 m². Engineering may be required.



4’Concrete foundation wall on strip footing.



Roof/Wall Details

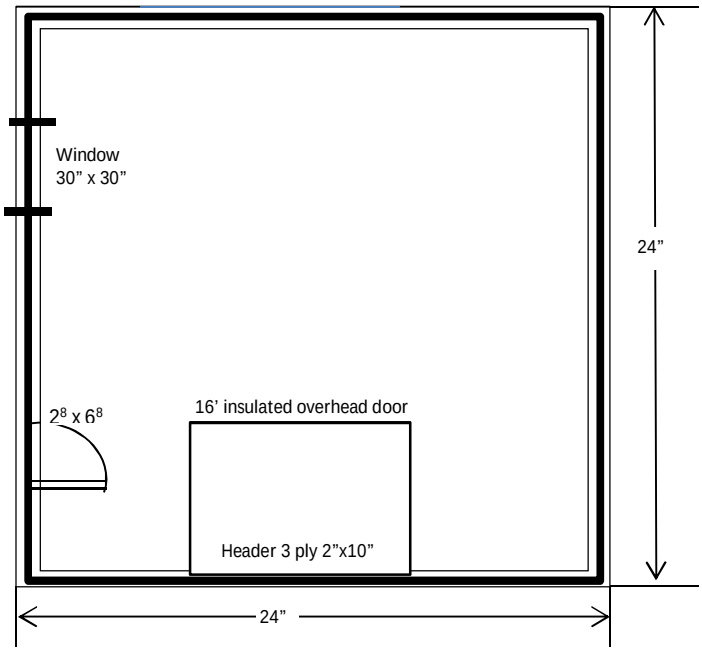


Reinforced Concrete Grade Beam on pile
Engineering may be required.

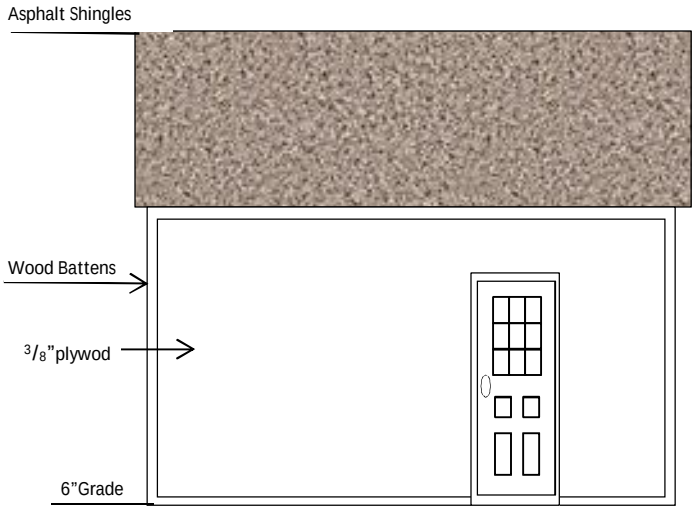
Notes:

1. Grade to be sloped away from the building
2. 2” x 4” at 16” to 24” o/c (wall studs)
3. 2” x 4” base plate with ½” diameter anchor bolts at 8’ o/c (max) and must be treated if plate is less than 6” from finished grade.
4. 4” Concrete slab (min 32 MPa concrete)
5. 4” granular or sand base (recommended) with 6 mil poly
6. Reinforced concrete slab thickened to 12” and 12” wide around the edges with 15mm bar 16” o/c.
7. 4’ depth or below frost level.
8. 6” to 8” thick concrete foundation wall on a minimum 4” x 12” concrete strip footing.
9. 8” x 24” reinforced concrete grade beam.
10. 12” dia. x 12’ deep reinforced concrete pile
11. Void form
12. Vented soffit (if garage is heated and insulated throughout)
13. Asphalt shingles on 3/8” OSB sheathing
14. Exterior finish (i.e., vinyl siding or stucco on 3/8” OSB or plywood sheathing).
15. Double 2” x 4” top plates
16. Engineering roof trusses at 24” o/c (max)

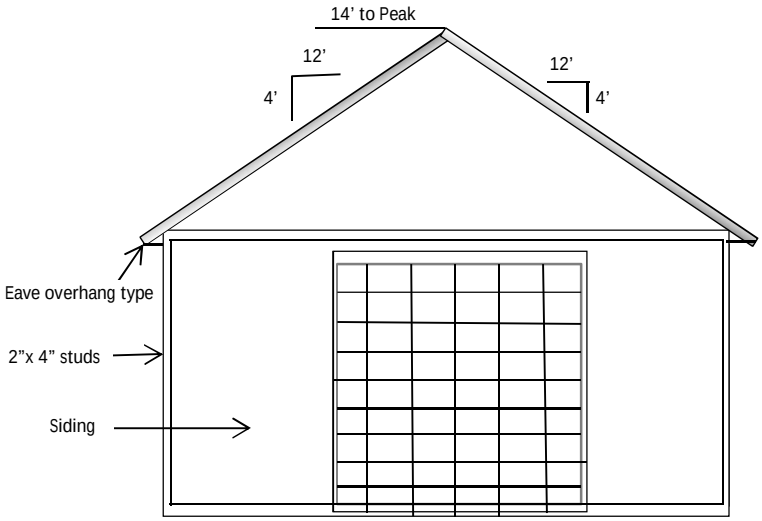
Examples



Foundation Floor Plan



Side Elevation



Front Elevation