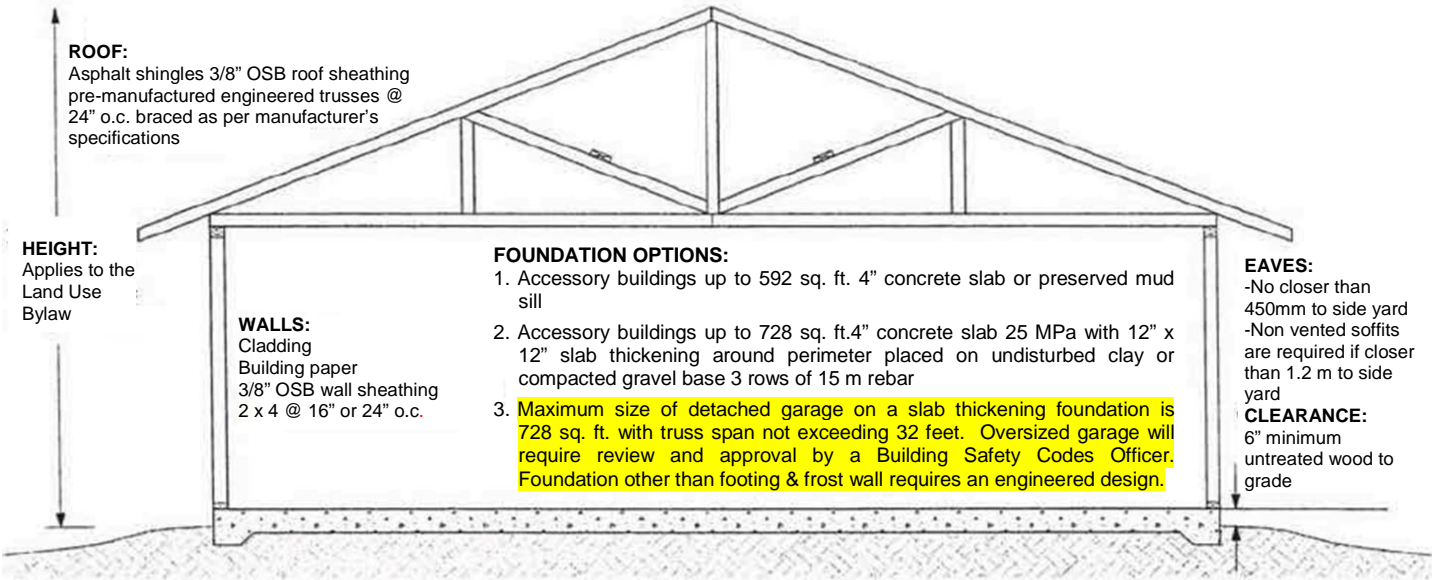




ACCESSORY BUILDING

PERMIT NO.: _____
 OWNERS NAME: _____
 PROJECT LOCATION: _____

To be completed and attached to the Building Permit Application Form



Please check off garage construction details as listed below.

Roofing Material

- Asphalt Shingles
- Cedar, Pine Shakes/Shingles
- Metal Roofing
- Other Specify: _____

Roof Sheathing

- Min. 3/8" OSB or plywood
- NOTE:** OSB or plywood less than 1/2" requires H clips and
 ridge blocking
- 1/2" OSB or plywood
 - Other Specify: _____

Roof Framing

- Pre-manufactured Engineered Truss
- Stick Build Rafters (provide details)

Exterior Finish

- Vinyl Siding
- Stucco
- Metal Siding
- Other Specify: _____

Foundation

- 4" Slab with Thickened Edges
- Strip footing & 4' frost wall

Interior Development

NOTE: A separate permit is required for each of these items (if applicable)

- Electrical
- Gas
- Plumbing
- Other (specify): _____

Wall Sheathing

- 3/8" OSB
- 3/8" plywood
- 1/2" plywood
- 1/2" OSB
- Other Specify: _____

Wall Framing

- 2 x 4 @ 16" o.c.
 - 2 x 4 @ 24" o.c.
 - 2 x 6 @ 16"/24" o.c.
 - Insulated walls & ceiling
- *Max wall height 10ft (3.05 m)

Accessory Building Door Beam

Length: _____
 Depth: _____ # of Plys _____
 Built Up Engineered

Accessory Building Door Size: _____

Direction of Trusses

- Trusses parallel to overhead door
 Opening
- Trusses perpendicular to overhead
 door opening

- Other Foundation (provide details, engineering)
- On Skids

Please Note:

Windows cannot be placed in a wall that is closer than 8 feet to neighbours property.

If the roof framing members transfer roof loading to the overhead garage door beam please specify the size of the garage door beam.

Large opening size (doors over 20 feet wide) garage door beams without roof loading must be minimum size 2 - 2 x 12 c/w a minimum of 3" bearing.

Walls to be secured to slab with anchor bolts at 8' on center maximum.

Walls greater than 10 ft requires review and approval from a Building Safety Codes Officer.

Cannot build over an underground gas line.

INFORMATION and STANDARDS for DETACHED GARAGES

- **GARAGES/SHEDS LARGER THAN 55 m² (592 SQUARE FEET) (SEE ITEMS 1, 2, & 3 DIRECTLY BELOW)**
 1. It must have a full foundation that can be checked as per Part 9 of the Alberta Building Code (2006) or an engineered slab on grade (engineer stamped drawings and a letter of compliance are required.)
 2. Plans providing the construction details (for example: wall and roof construction details)

N.B. The Building Inspector may allow a garage up to 728 square feet to be built without a full foundation or engineered foundation.

- **INFORMATION FOR GARAGES/SHEDS**

1. City of Lacombe Development Standards

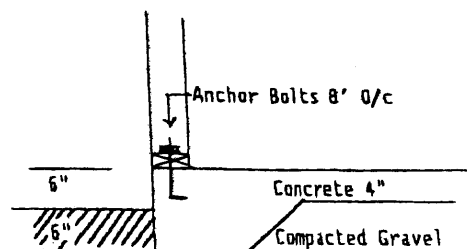
- All garages or shed are to clear any easements or rights of ways
- On an interior parcel, a garage or shed shall be situated so the exterior wall is at least 0.9m from the side and rear property boundaries
- On a corner parcel, a garage shall not be located closer to the property line than the minimum side yard setback for the house. The garage shall not be closer than 0.9m from the other side property boundary and the rear property boundary.
- For an attached garage on either a laned or no lane lot, the side yard setback shall be 1.5 meters (5 feet)
- The eave may not project more than 0.6 metres (2 feet) into the designated side yard
- A garage not containing a garden suite shall not be more than 4.6m in height and shall not exceed the height of the main building
- Notwithstanding the provisions of the residential districts, the maximum size of an accessory residential building on non-multiple housing developments (and not considered a garden suite) may be up to 60% of the principal building coverage area, but shall not exceed 70 square meters.
- Notwithstanding the provisions of the residential districts, the maximum size of an accessory residential building on multiple housing developments may be up to 40% of the principal building(s) coverage area, but shall not individually exceed 150 square meters.

Relaxations for development setbacks must be approved by the Municipal Planning Commission, allow a minimum eight weeks to complete (Commission meets the 1st and 3rd Wednesday of each month)

2. Alberta Building Code Standards

Information Required for a Permit:

- Site Plan - show lot size, building size and setbacks
- Wall Construction - wall height, stud size and spacing
- sheathing thickness, exterior finish
- Roof Construction - roof pitch (slope), roofing type
- truss spacing, sheathing thickness
- engineer stamped truss drawings for garages
- Foundation Sketch (example)



3. **If construction (including excavation) begins prior to obtaining a building permit, double permit fees may be charged.**
4. **The information does not necessarily reflect all information required to check compliance with the Alberta Building Code and the Lacombe Land Use Bylaw No. 400**