

## Are permits required to build a residential garage?

Both a Development Permit and a Building Permit are required for a garage.

### Application Requirements

#### Development Permit

- Three (3) copies of a site plan indicating the location and size of the proposed development
  - Three (3) copies of elevation drawings that include height, dimensions, materials, and colours
  - Detached Garage Application Acknowledgement (Not required if detached garage is part of the New Home Construction Package)
  - A copy of the Land Title no more than 3 weeks old
  - Right of Entry Authorization
  - Owner authorization
  - Completed development permit application
  - Application fee
- Fees doubled for existing unpermitted development**

#### Building Permit

- Three (3) copies of construction drawings or package information, depicting the foundation, walls, doors, windows and roof structure. Foundation slab on grade shall be engineered if the garage floor area is greater than 55 m<sup>2</sup> (592 ft<sup>2</sup>)
  - Completed building permit application
  - Completed building specifications checklist for a detached garage
  - Engineered roof truss layout with ground snow load design and site address
  - Owner authorization
  - Application Fee including Safety Codes and Fire Inspection fee
- Fees doubled for existing unpermitted development**

**Printable copies of all permit application forms may be obtained from the City of Spruce Grove website.**

## Where to Apply

### Office Location:

**Planning and Development  
414 King Street  
Spruce Grove, Alberta**

### Office Hours

**Monday to Friday**

**8:30 a.m. to 4:30 p.m.**



### Mailing Address:

**City Hall  
315 Jespersen Avenue  
Spruce Grove, AB T7X 3E8**

Phone: 780-962-7582

Fax: 780-962-1062

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# Building A Garage?

*The Community of Choice!*

## Land Use Bylaw Regulations

### Attached Garages

Where a building is attached to the principal building by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principal building, and it is subject to the same setback regulations as the principal building. Please ask for assistance from a Development Officer to determine your Land Use District and setbacks.

### Detached Garages

Detached garages are separate from the principal dwelling and must comply with the following regulations:

- Shall be located a minimum of 2 m (6.6 ft) from the dwelling
- Shall be no closer than the front line of the principal building to the street
- Shall be no closer than 1 m (3.3 ft) to the rear property line
- Shall be no closer than 1 m (3.3 ft) to the side property line
- Where vehicle doors of the garage face a side yard, the garage shall be no closer than 6 m (19.7 ft) from the opposite side property line
- Where zero side yard setbacks are allowed, the Development Officer may approve a zero setback for a garage if it is located on the same property line as a zero side yard for the principal building. Agreements must be placed on titles, and fire wall requirements will apply
- There may be no encroachment of any part of a building onto public utility lots, easements, road rights-of-way or adjacent properties
- Garage height shall not exceed 4.5 m (14.8 ft) from final grade to the top of the roof

***Unusual circumstances or not quite sure?***

***Talk to a Development Officer or Safety Codes Officer at 780-962-7582***

## Engineering Department Requirements

- Garages shall be constructed in a manner that run-off from the roof flows toward the public right-of-way
- Any grading changes or drainage changes require review and approval by the City Engineering Department
- Curb cuts, if any are required, are the sole responsibility of the applicant and must be authorized and done in accordance with the *City Engineering Standards*
- Any garage requiring a secondary access or any change to an existing access requires approval from the City Engineering Department. Secondary accesses also require approval

## Building Code Requirements

### Foundations

- The Foundation system for a Garage may be 100 mm (4") Concrete Slab with Minimum 32 MPa strength concrete c/w 10M Bars @ 400 mm (16") o/c both ways
- Grade beam and concrete piles require sealed engineered drawings
- Frost wall on footings at a minimum 1.2 m (4 ft) below grade (top of footing)
- If the Garage floor area is greater than 55 m<sup>2</sup> (592 ft<sup>2</sup>) then the foundation system (slab on grade) shall be an approved Engineered design
- The foundation shall be constructed so that the top of the finished concrete slab to top of the finished grade around the entire garage foundation is not less than 150 mm (6") and shall be placed on 150 mm (6") compacted gravel resting on undisturbed clay, compacted clay, or crushed gravel
- A positive slope all the way around the garage is required for surface drainage

## Building Specifications

### Wall Construction

- 2" X 4" or 2" X 6" wall studs @ 400 mm (16") or @ 600 mm (24") on centre
- The bottom wall framing plates shall be pressure treated wood (PTW) and shall be anchored to the foundation by a wood treated ladder system or by using 12.7 mm (1/2") diameter anchor bolts spaced at a max. 2.4 m (8') spacing
- Location of doors and windows required on plans (man door, vertical swing are required)

Note: You are not permitted any window or door openings in the side yard where the side yard setbacks

- Are less than 1.2 m (4') from property line
- If finishing the interior then indicate the use of insulation & vapour barrier & drywall or plywood finish
- Attic access required if interior is finished

### Roof Construction

- Manufactured engineered roof trusses to be submitted or truss layout from the roof truss supplier
- Type of roof finish
- Type of roof sheathing
- Note: all sheathing to be certified