

DETACHED GARAGE/SHED DESIGN FORM

Review the [general application requirements](#) and the [Detached Garage Design Guide](#) for additional information to avoid delay in processing. Attach site plan and architectural drawings, site-specific engineering where indicated below.

| | | | | | |
|---|---------------------------------------|--|--|---|--------|
| Project Address | | | | | |
| Height | To roof midpoint (m): | One-storey building height | | Two-storey building height | |
| Zero lot line property? | No | Yes; attach Policy14-01G | | Yes; attach <i>alternative solution</i> | |
| Roof Overhang? | None | 6" | 12" | 24" | Other: |
| CONSTRUCTION DETAILS Select one from each category. | | | | | |
| ROOFING See Section 7 of the Detached Garage Design Guide for more information. | | | | | |
| Asphalt shingles | | Wood roof shingles or shakes | | Metal roofing | |
| Membrane roofing | | Other (<i>specify</i>): | | | |
| ROOF FRAMING (Maximum 1.45m high attic household storage accessible by hatch/ladder is not considered a storey). See Section 6 of the Detached Garage Design Guide for more information. | | | | | |
| Pre-manufactured engineered truss: <i>layout, shop drawings, supplier letter to be on site at inspection</i> | | | | | |
| Stick frame, I-joist, etc.; <i>attach a framing drawing</i> | | | | | |
| ROOF SHEATHING See Section 6 of the Detached Garage Design Guide for more information. | | | | | |
| OSB, plywood, lumber | | | Other (<i>specify</i>): | | |
| CLADDING See Section 7 of the Detached Garage Design Guide for more information. | | | | | |
| Vinyl or metal siding | | | EIFS (Exterior Insulation Finishing System) | | |
| Fibre-cement or wood-based siding | | | Adhered masonry veneer | | |
| Cement stucco | | | Other (<i>specify</i>): | | |
| WALL CONSTRUCTION See Section 5 of the Detached Garage Design Guide for more information. | | | | | |
| Wood frame SPF #2 grade and better: | | | | | |
| 2"x4"/2"x6" up to 24" o.c. Maximum wall height 3.0m | | 2"x6" up to 16" o.c. Maximum wall height 3.6m | | Engineer-stamped design Wall height exceeds 3.6m | |
| Other, including ICF, brick, or concrete block (<i>specify</i>): | | | | | |
| WALL SHEATHING See Section 5 of the Detached Garage Design Guide for more information. | | | | | |
| OSB, plywood, lumber | | Gypsum sheathing | | Other (<i>specify</i>): | |
| OVERHEAD DOOR BEAM (LINTEL) See Section 5 of the Detached Garage Design Guide for more information. | | | | | |
| Roof truss layout includes beam (lintel) design(s): <i>layout, shop drawings, supplier letter to be on site</i> | | | | | |
| Lumber: Up to 9 ft wide overhead door (SPF #2 and better), includes eave overhang beyond lintel, minimum: | | | | | |
| 2-ply 2"x10" supports gable end | | | 2-ply 2"x10" supports up to 12 ft of roof load | | |
| 3-ply 2"x8" supports up to 12 ft of roof load | | | 3-ply 2"x10" supports up to 16 ft of roof load | | |

OVERHEAD DOOR BEAM (LINTEL) (Continued)

Lumber: Up to **16 ft wide overhead door** (SPF #2 and better), includes eave overhang beyond lintel, minimum:

| | |
|--|--|
| 2-ply 2"x10" supports gable end | 3-ply 2"x12" supports up to 8 ft of roof load |
| 4-ply 2"x10" supports up to 10 ft of roof load | 4-ply 2"x12" supports up to 12 ft of roof load |
| Other (<i>specify</i>): | |

FOUNDATION See Section 4 of the [Detached Garage Design Guide](#) for more information.

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| Concrete slab minimum 100mm (4") thick and less than 55 sq.m (592 sq.ft) |
| Any slab exceeding 55 sq.m (592 sq.ft); <i>attach site-specific engineer-stamped design</i> |
| Grade beam and concrete or helical/torque pile; <i>attach site-specific engineer-stamped design</i> |
| Footing and frostwall |
| Other, including PWF, piers, suspended structural slab, etc. (<i>specify</i>): |

CONDITIONS AND LIMITATIONS

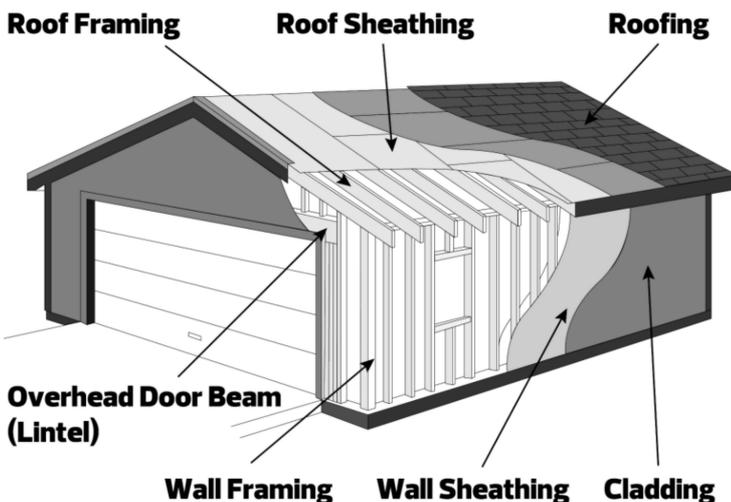
I affirm by my signature below that I have read and will comply with the following conditions and limitations:

- A garage cannot be built over a primary gas or power line without written approval of the utility company.
 - Minimum garage frame anchorage is ½" bolts embedded in the concrete foundation @ 2.4m spacing.
 - Minimum clearance from finished ground to untreated wood is 150mm (6") and 200mm (8") for stucco.
 - Water from the garage roof and ground around the garage may not drain onto adjacent private property.
 - No combustible roof overhangs are permitted within 0.45m (18") of a property line to an adjacent lot.
 - Non-vented soffits are required where roof overhangs are within 1.2m (4') of a property line to an adjacent lot.
 - No windows, including glass in doors, are permitted within 1.2m (4') of the property line.
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- The [Detached Garage Design Guide](#) (digital) has been provided for my reference in relation to the specifications I have provided in support of this permit application;
 - All drawings and documents provided for this application, and any engineered truss package prepared for this application, shall be available on-site for reference by codes officer during inspection; and
 - I will request the mandatory final building inspection after roofing, cladding, soffits and trades work are complete, after any trades permits have been successfully inspected, before any interior finishing occurs, and within one year of the date of issuance of the permit.

Name:

Signature:

Type name to sign OR print form and sign



| Drawing Checklist | |
|---------------------------|--|
| Site Plan (Required) | |
| Architectural (Required) | |
| Site-Specific Engineering | (Required where shown in Construction Details) |

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