

# GARAGE REGULATIONS & REQUIREMENTS

## REQUIREMENTS:

1. **Two complete sets of drawings** appropriately scaled (example: ¼" = 1" or metric equivalent). A complete set of drawings include Plot Plan, Building Elevations, Cross Section Details, Roof Truss Layout with Engineered approved certificates (if applicable), Foundation Details (foundation or piles, or slab on grade). Include identifying areas as to use.
2. **A Survey Certificate**, done by a professional surveyor is required for all new foundations prior to pouring. The survey certificate shall include all buildings on the parcel (primary and all accessory buildings). In most residential zones, maximum lot coverage is 40% unless otherwise noted in the Zoning Bylaw.
2. **Contact BC Hydro** at 1-877-520-1355 with the location of the proposed detached garage to the power lines and transformers.
3. **Call before you dig - BC ONE CALL 1-800-474-6886**

## REGULATIONS:

### DETACHED GARAGES AND ACCESSORY BUILDINGS

*Section 4.7 as per Zoning Bylaw No. 1977, 2008*

- .1 No accessory building, structure or use shall be permitted on any parcel unless the principal building to which the building, structure or use is an accessory has been erected or will be erected simultaneously with the accessory building, structure or use.
- .2 Where an accessory building or structure is attached to the principal building, it will be considered part of the principal building and must comply in all respects with the requirements of the bylaw applicable to principal buildings.
- .3 An accessory building in an R or RM zone must not be located in the front yard and must be located to meet the following minimum setbacks:
  - a) a minimum setback of 1 meter (3 feet) from interior or exterior side panel line: and
  - b) a minimum setback of 1.5 meters (5 feet) from the rear parcel line.
- .4 In an R or RM zone the floor area of an accessory building must not exceed 10% of the area of the lot or 90m<sup>2</sup> (968 ft<sup>2</sup>) whichever is smaller.
- .5 In an R or RM zone the height of a detached accessory building must not exceed 6.7 m (22 ft) or the height of the principal building, whichever is the lesser.
- .6 For C, M and P zones an accessory building must have a minimum setback of 3 m (10 ft) from the parcel line adjoining an R, RM or P zone.
- .7 On a corner parcel in C, M or P zones, an accessory building must be located not closer to the exterior side parcel line than the principal buildings on the lot.
- .8 Where an accessory building or structure is not attached to the principal building the accessory building or structure must be setback a minimum of 1.5m (5 ft) from the principal building.
- .9 Two (2) parcels may not be joined together at rear parcel lines in an R zone for the purpose of using one parcel for an accessory building.
- .10 Accessory buildings must be constructed of similar exterior materials and colours as the principal building.

## REGULATIONS:

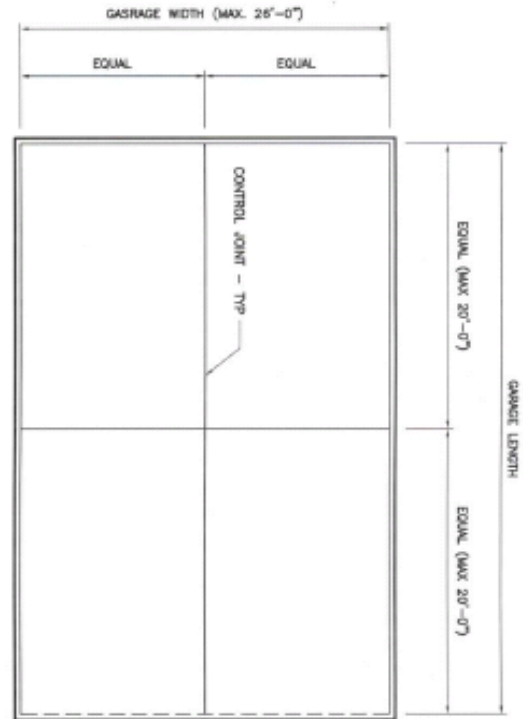
### ATTACHED GARAGES

*Section 4.16 as per Zoning Bylaw No. 1977, 2008*

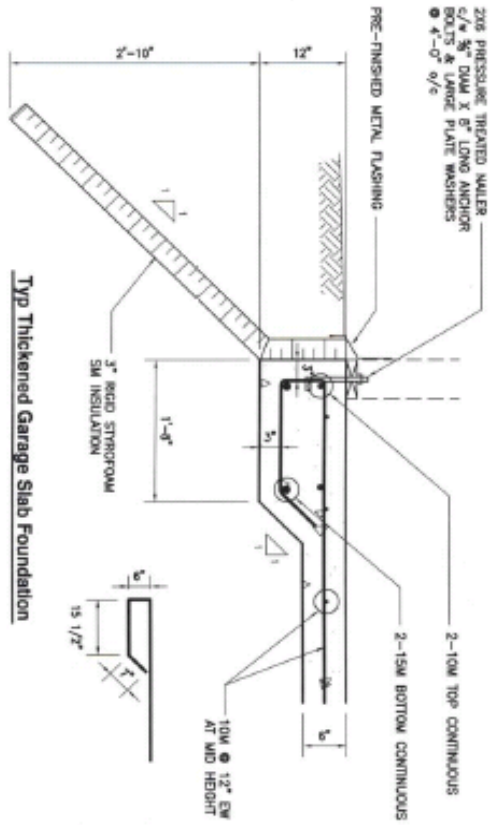
- .1 The attached garage must not exceed the height of the dwelling to which it is attached.
- .2 The parcel coverage of the attached garage must not exceed the parcel coverage of the dwelling to which it is attached.
- .3 The parcel coverage of the dwelling and the attached garage combined with any other forms of parcel coverage must not exceed the maximum parcel coverage for the zone in which they are located.
- .4 The attached garage must meet the setback requirements for the principal building.

# GARAGE REGULATIONS & REQUIREMENTS

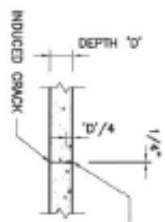
PL07 DATE: F:\Client Data\Projects Current\16206 - 10,250\10211 City of FSJ Review Drawings\Current March 2006\16211-413.dwg, 10211-413, 2006/08/18 02:31 pm Chris



**Typical Garage Footing**



**Typ Thickenened Garage Slab Foundation**



**Typ Sawn or Premoulded Control Joint**

**EXPLANATORY NOTES AND DESIGN CRITERIA**

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT EDITIONS OF THE BC BUILDING CODE, LOCAL BUILDING REGULATIONS & ORDINANCES AND GOOD CONSTRUCTION PRACTICE. SERVICES SHALL BE RELOCATED TO CLEAR AND CONTROL LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO BEINGING CONSTRUCTION.

FOUNDATIONS SHALL BE REINFORCED TO CARRY AND CONTROL LOCATIONS OF ALL UNDERGROUND SERVICES HAVE BEEN RELOCATED BASED ON ALLOWABLE BEARING CAPACITY OF 75 KPa. THE FOUNDATIONS SHALL BE REINFORCED TO CARRY AND CONTROL LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO BEINGING CONSTRUCTION.

SLAB SHALL BE REINFORCED ON MINIMUM 6\"/>

SECTION LOADS HAVE BEEN CALCULATED USING A GRADED SNOW LOAD OF 2.1 kPa, A COMBINING NEW LOAD OF 0.1 kPa AND A GRADED FLOOR LIVE LOAD OF 2.4 kPa, AS REQUIRED BY THE BC BUILDING CODE.

ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa AT 28 DAYS AND SHALL CONTAIN TYPE 90 CEMENT. ALL CONCRETE EXPOSED TO WEATHER/THAW CYCLES SHALL HAVE A MINIMUM AIR CONTENT OF 2% TO 7%. ALL REINFORCEMENT SHALL BE SPACED 400 SPACING MIN.

MINIMUM SLICE LENGTHS: 15M 30\"/>

DO NOT SCALE DRAWING

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<p>DATE: Aug 2006</p> <p>SCALE: As Noted</p>	<p>DATE: 15/06/06</p> <p>DESCRIPTION: UPDATE FROM 1994</p>
<p>DESIGNER: nrf</p> <p>CHECKER: cjd</p> <p>SCALE: nrf</p>	<p>CLASS: C.B</p> <p>DATE: 15/06/06</p> <p>BY: nrf</p>
<p><b>M. MILLIGAN &amp; ASSOCIATES LTD.</b> Engineering - Project Management - Site Planning &amp; Development Fort St. John, BC 10811 - 100 Street Fort St. John, BC</p>	
<p><b>CITY OF FORT ST JOHN</b> 10811 - 100 Street Fort St. John, BC</p>	
<p>STANDARD RESIDENTIAL DRAWINGS Detached Garage Foundation Plan, Details &amp; Notes</p>	
<p>DRAWING NO: S-10211-413</p>	<p>REV: 0</p>