Accessory Buildings Under 55m² in Area & One Storey in Height Conditional Building Permit Requirements

Applicant Acknowledgement

I, _____(print name) here by acknowledge that by attaching this to my signed permit application; that my permit will be issued with only a general plan review provided. I am aware of my responsibility to construct the Accessory Building under 55m2 to comply with code requirements. Any deficiency(s) identified at the time of site inspection will be corrected in a timely manner.

_____(Signature) I have reviewed this document and confirm my project does not contain any of the items that **require a complete plans review by a Building Safety Codes Officer**.

Application

What if My Accessory Building is Over 55 m² (592 ft²)?

Your Accessory Building then **requires a complete plans examination by a Building Safety Codes Officer.**

Required Inspections

Required inspection(s) will be printed on your issued permit. It is the responsibility of the applicant to call for all required inspection(s) PRIOR TO COVERING. If you have questions, don't hesitate to get in touch with OUR OFFICE AT (780) 454 5048 or EMAIL US AT general@inspectionsgroup.com

NOTE: Below is a general overview of code requirements that will be emphasized at the time of inspection. Inspection may identify additional requirements as determined by the Safety Codes Officer at time of inspection.

Framing Inspection Emphasis: The framing should be complete, with no siding work yet to begin (roofing installation can be in-progress or complete). The foundation type will be confirmed. Wood is required to be protected from decay (see below under *Code Requirements*). The building needs to be anchored, lintels (headers) appropriately sized, wall components compliant, rafters or trusses will be inspected for compliance, and any special truss bracing is installed.

Insulation Inspection Emphasis: The insulation and air/vapour barrier should be complete, with no more work remaining prior to installing the gypsum wallboard (drywall). The appropriate level of insulation will be confirmed, as well as the air/vapour barrier installation and seal, along with the size of the attic access hatch.

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Final Inspection Emphasis: The garage construction should be complete. Flashing will be confirmed to be installed with appropriate end dams. The soffits will be inspected if unvented soffits are required. All exterior penetrations will be confirmed to be sealed. If the Final is the only inspection, all elements listed below will be confirmed.

Code Requirements – National Building Code: Alberta Edition 2019

1) Flashing: Flashing is required when the cladding substrate changes (ie. around openings like overhead doors, man doors and windows, service penetrations). End damming is required for the flashing. Except where the vertical distance from the underside of the eave to the top of the flashing trim is one-quarter or less of the horizontal eave measurement (16" projection = 4" or less from the underside of the soffit or flashing is required).

   Code Origin: Article 9.27.3.8., Part 9, Division B

2) Resistance to Decay: Where structural wood members (i.e. Wall bottom plates, studs) are vertically located 150mm (6") or less from the adjacent grade, the wood must be pressure-treated to resist decay.

   Code Origin: Sentence 9.3.2.9.(3), Part 9, Division B

3) Soffit Projections: Soffit projections can't be within 450mm (18") of a property line unless it faces a street, lane, or public thoroughfare.

   Code Origin: Sentence 9.10.14.5.(10), Part 9, Division B

4) Unvented Soffit: Where the soffit projects to less than 1.2m (4'-0") from the property line, the soffit must be unvented.

   Code Origin: Subclause 9.10.14.5.(12)(b)(ii), Part 9, Division B

5) Building Anchorage: The building must be anchored by fastening the sill plate to the foundation (i.e. Concrete slab, mudsills) with a minimum of 12.7mm (1/2") anchor bolts spaced not more than 2.4m (8'-0") on center, **or** by embedding in a concrete curb with two 2x4 sill plates, placed on edge and separated by blocking spaced not more than 1.2m (4'-0") on centre.

   Code Origin: Article 9.23.6.1., Part 9, Division B

6) Attic Access Hatch: If the interior is finished, an attic access hatch must be provided if the roof space measures 3 m^2 in area, 1 m or more in length or width, and is 600mm or more in height.

The size of the hatch must be a minimum of 0.32 m^2 (3.44 ft^2) with no dimension less than 500mm (20").

Code Origin: Article 9.19.2.1., Division B, Part 9

7) Truss Specifications: If using engineered trusses from a supplier, the layout and specifications must be provided at the time of inspection if not included with the original application or if there has been a change to the truss supplier.

Code Origin: Article 9.23.14.11., Division B, Part 9

8) Spatial Separation: When an accessory building is located less than 1.2 m (4'-0") from a property line, the wall construction must have a minimum 45-minute fire rating,

Notes:

- A wood-framed loadbearing wall framed with studs at 400mm o.c. (16" o.c.) with min. 12.7mm (5/8") thick Type "X" gypsum board on the interior would achieve a 45-minute fire-resistance rating.
- If your municipality has a 10-minute fire fighting response time, you can have your accessory building wall as close as 0.6 m (2'–0") from the property line.

Code Origin: Article 9.10.14.5.(4)(b), Division B, Part 9

9) Unprotected openings (example: windows): No unprotected openings are allowed in an exposing exterior building face when less than 0.6m (2'-0) from a property line. If you have unprotected openings in the wall exposed to a property line, a Building Safety Codes Officer requires a complete plan review.

Code Origin: Article 9.10.14.4.(10), Division B, Part 9

10) Wall Height: Walls can be up to 12' in height without engineering. If you have a wall taller than 12', **a Building Safety Codes Officer requires a complete plan review**.

Code Origin: Article 9.23.10.1., Division B, Part 9

11) Framing: Openings in framed walls are required to have lintels (headers) that meet the span tables of the Building Code. You can consult the span tables in the Building Code or Canadian Wood Council Span Book to size the lintel to the width of the opening.

Code Origin: Article 9.23.12.3., Division B, Part 9

Free downloadable PDF copy of the National Building Code: Alberta Edition is available from the National Research Council. https://nrc-publications.canada.ca/eng/view/ft/?id=3e93ecc7-7ad6-43ff-ac1e-89c0d033b8aa The PDF is hyperlinked and searchable.