



THE CITY OF  
**CALGARY**

DEVELOPMENT & BUILDING APPROVALS

# **DETACHED RESIDENTIAL GARAGES**

**A Building Permit is required** for all residential garages. This pamphlet covers requirements for garages not attached to a house. For garages attached to a residence see the pamphlet entitled, “Additions to a Residence.”

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## **WHERE CAN YOU APPLY?**

Application for a Building Permit can be made between the hours of 8:00 a.m. and 4:30 p.m. at:

The City of Calgary  
Development & Building Approvals  
Customer Service Counter  
3 Floor, Calgary Municipal Building  
800 Macleod Trail SE  
Calgary, Alberta T2P 2M5  
For inquiries call (403) 268-5311

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## **APPLICATION PROCEDURE**

### **You are required to submit:**

- Two copies of site plans (two copies of a recent survey certificate are preferred, however, you may prepare your own drawings). For detailed information on site plans see the example in this pamphlet as well as the pamphlet entitled “Do You Need A Building Permit?”
- Two sets of working drawings showing the floor plan, a cross section and all elevations.

Preferred Scale: Imperial - 1/4" = 1'-0"

Metric - 1:50

Minimum Scale: 3/16" = 1'-0"

- The following types of garages require foundation walls and footings 1.2 m (minimum) below grade around the perimeter or the design of the foundation must be signed and sealed by an engineer licensed to practice in the province of Alberta.
  - a. Two storey garages. (Note: A Development Permit is required for a two storey garage.)
  - b. Garages constructed of masonry veneer or concrete.

- It is recommended that garages over 55 m<sup>2</sup> (approximately 592 sq.ft.) in building area have foundation walls and footings 1.2 m (minimum) below grade around the perimeter or the design of the foundation be reviewed by an engineer licensed to practice in the province of Alberta.

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## **PROCESSING YOUR APPLICATION**

Most applications for garages can be processed on a “same day” basis at the counter. After entering your application and ensuring the information complies with the Land Use Bylaw, the Customer Service Representative will refer you to a Plans Examiner to ensure your application complies with the Alberta Building Code. Providing you have brought all the information required, and it is correct, the only delay may be having to wait your turn if there are other customers ahead of you.

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## **FEEES**

A schedule of permit fees is available at the Customer Service counter.

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## **GENERAL INFORMATION**

1. If your lane is not paved, it is recommended that a lane grade be established by the Engineering and Environmental Services Department so that your garage floor will be at the correct elevation in relation to the lane. There is a fee for this service.
2. In most communities, the maximum lot coverage for all buildings on the property cannot exceed 45%. The maximum site area covered by accessory buildings cannot exceed 74 square metres or the site area coverage of the principal building, whichever is the lesser. To determine the maximum lot coverage allowed in your area, please contact the Customer Service Call Centre at (403)268-5311.
3. The maximum height of a detached garage cannot exceed 4.6 metres, measured from the finished floor level of the building.
4. The maximum eaveline height of a detached garage cannot exceed 3.0 metres, measured from the finished floor level of the building.
5. A detached garage must be 0.6 metres from all property lines unless:
  - the garage vehicle access is a lane having a width of 6 metres and was created after 1992 December 31, then a minimum distance of 1.5 metres;

- the garage has vehicle access off of a street then a 6.0 metre driveway is required from the back of the sidewalk; or
  - the garage is on a corner lot then 1.2 metres (lot prior to March 31, 1980) or 3.0 metres (lot after March 31, 1980) is required from the street side property line;
  - a required 0.6 metre side yard can be reduced to 0.0 metres if there is no overhang into the adjacent property; the exterior of the wall is constructed of maintenance free materials; and the wall is fire rated.
6. A detached garage must have 1.0 metres of separation from a house.
  7. A detached garage cannot be located in a front yard or a 3.0 metre required side yard.
  8. A detached garage cannot have more than one storey.
  9. A deck is not permitted to be constructed on the roof of a detached garage.
  10. If your garage does not meet the Land Use Bylaw requirements (such as height, setbacks, etc.) you must apply for a Development Permit prior to making an application for a Building Permit.
  11. Provincial Regulations prohibit the construction of a garage over a gas line. If you are faced with this problem, you can either move the garage at least one foot from the gas line or have the service line relocated.

**Note:**

The above is not a complete list of the requirements of the Land Use Bylaw 2P80 or the Alberta Building Code. Please contact the Customer Service Call Centre at (403)268-5311.

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**WARNING!!**

It is the responsibility of the applicant to ensure that the work being carried out does not contravene the requirements of restrictive covenants, caveats, or any other restrictions which are registered against the property.

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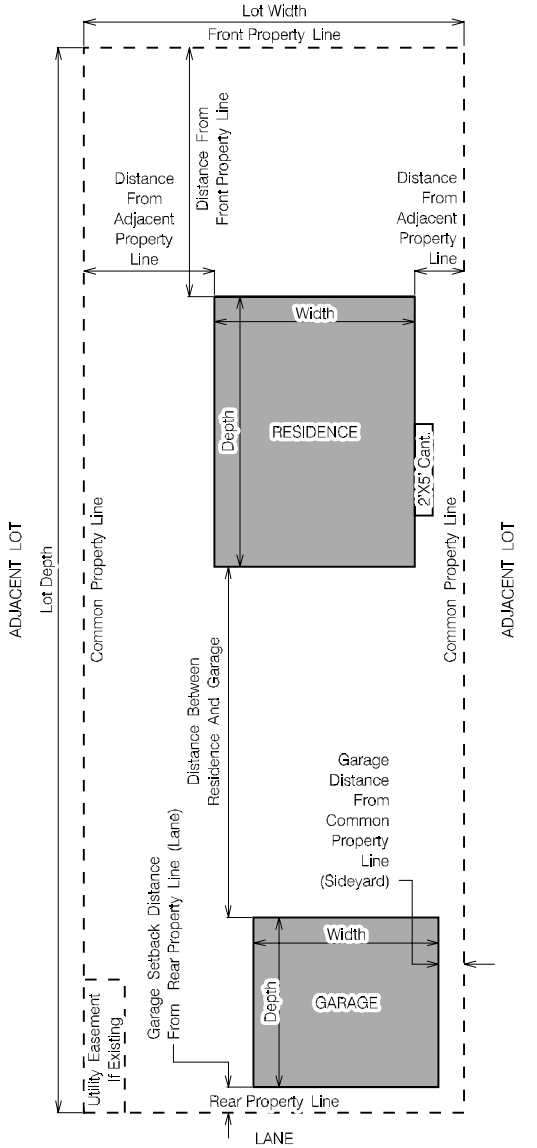
**SAMPLE PLANS**

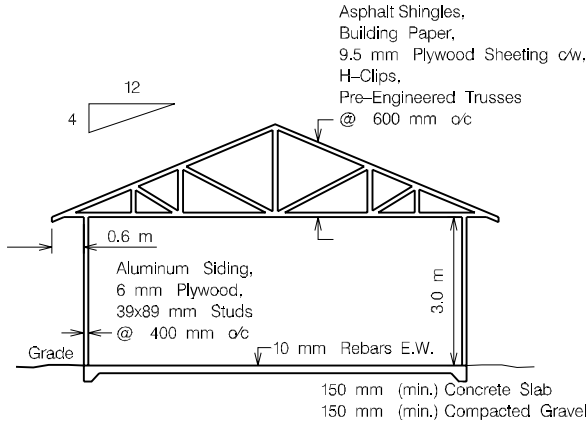
The following sample plans are for information and guidance only and will not be accepted as plans for a Building Permit Application.

PUBLIC STREET

Sidewalk

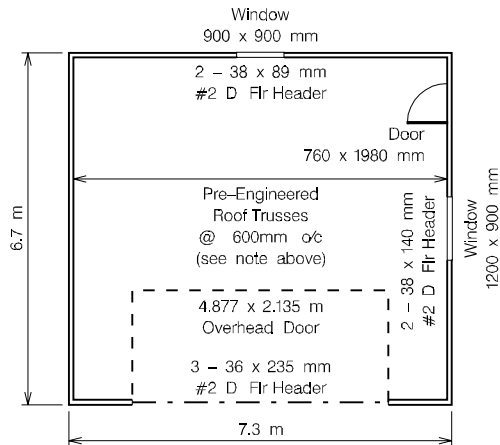
Boulevard



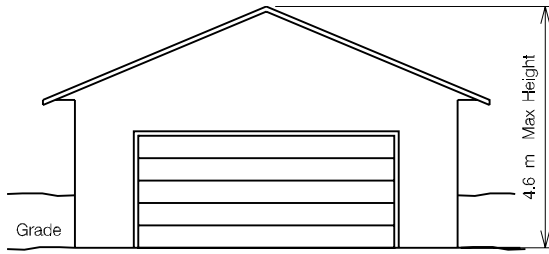


Cross Section

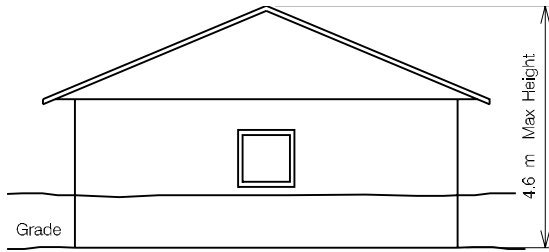
NOTE:  
 Should you choose to make your own  
 roof trusses they must be constructed  
 in accordance with the C.M.H.C. publication  
 "Canadian Wood-Frame House Construction"  
 -Appendix B



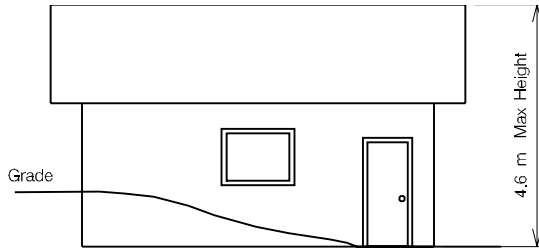
Floor Section



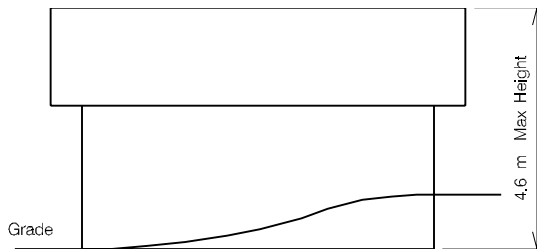
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

**CALL BEFORE YOU DIG!**



**1-800-242-3447**

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## FURTHER INFORMATION

If you require further information, the Customer Service Division of Development & Building Approvals is located on the third floor of the Municipal Building at 800 Macleod Trail SE.

We can be reached at:

(403) 268-5311 or

Website: [www.calgary.ca/planning](http://www.calgary.ca/planning)

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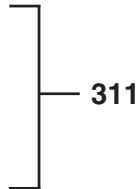
Inspections:

Building

Electrical

Heating & Ventilation

Plumbing & Gas



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*These pamphlets have no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect. The City of Calgary accepts no responsibility to persons relying solely on this information.*

*Pamphlets are updated periodically. Contact the Customer Service Call Centre at (403)268-5311 to determine if you have the most recent edition.*

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