

The following checklist may be used with your permit application:

Address: _____

ROOF:

Type of Roof Shingles: Asphalt Other _____

Type of Roof Sheathing: OSB Plywood

Sheathing Thickness: 3/8" 7/16"

Complete with H-Clips?

Spacing of Trusses/Rafters: 24" Other _____

Slope of Roof: 4/12 6/12 Other _____

Width of Eave Overhang: 12" 18" 24"

WALLS:

Type of Siding: Vinyl Stucco Other _____
Building Paper House Wrap

Pressure Treated Bottom Plate: Yes No

Type of Wall Sheathing: OSB Plywood

Sheathing Thickness: 3/8" 7/16"

Stud Size: 2" x 4" 2" x 6"

Stud Spacing: 16" 24"

Height of Wall: 8'-0" 10'-0" Other _____

Garage Door Opening Width: _____

Size of Lintels/Beams: _____

FOUNDATION:

Slab on Grade:

Slab Thickness: _____

Pile and Grade Beam:

Pile Details: _____

Grade Beam Details: _____

GRADE:

Confirm 6" clearance from final grade to non pressure treated studs and bottom plate Yes

Confirm positive slope away from buildings after final grading has been completed Yes



For more information contact:

Community Services Department
Building Standards Branch
222 3rd Avenue North
Saskatoon SK S7K 0J5

Phone: (306) 975-3236

Fax: (306) 975-7712

Website: www.saskatoon.ca

Email: building.standards@saskatoon.ca

This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Building Standards Branch for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information.



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A Guide to Detached Garages and Accessory Buildings

Regulations and Permit Information

**A building permit is not required for up to 10 m² accumulated floor area of accessory buildings.*

**Requirements of this guide also apply to accessory buildings that do not require a building permit.*

General Regulations

- The maximum size of all accessory buildings (combined) can be determined as follows:

Main floor area of the dwelling (excluding an attached garage)	Maximum of all accessory buildings combined
54 m ² or less	54 m ²
54 m ² to 87 m ²	Less than the main floor area of the dwelling
Greater than 87 m ²	87 m ²

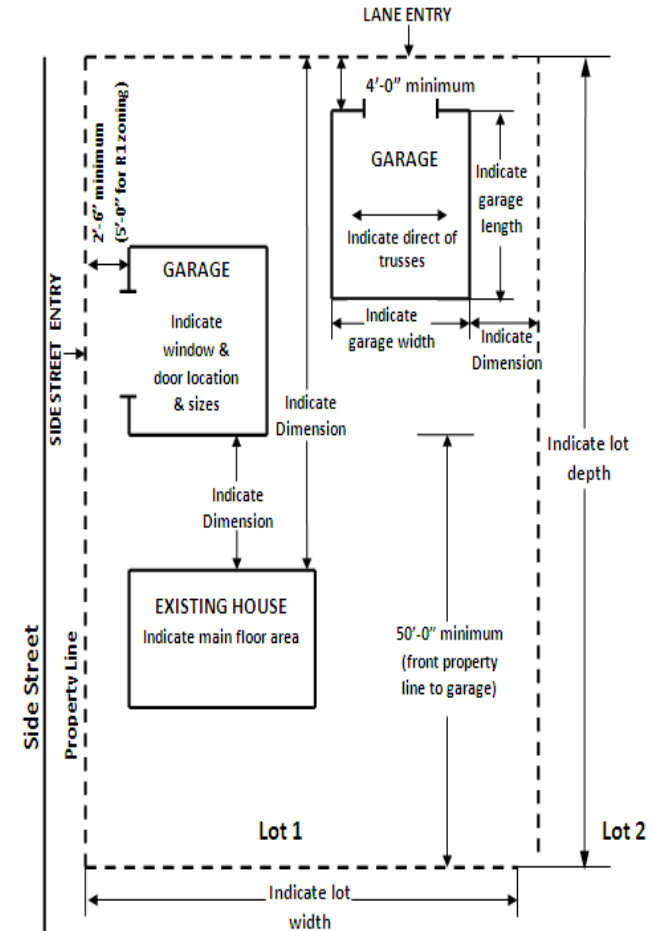
- The combined floor area of all accessory buildings in the rear yard cannot exceed 30-50% of the rear yard depending on the size of the lot (refer to the Zoning Bylaw for additional details);
- An accessory building cannot exceed one storey. The maximum allowable wall height is 4.0 m (13 ft) and the vertical distance to the highest point on the roof must be less than 5.0 m (16 ft);
- An accessory building must be at least 15.0 m from the front property line and 1.2 m from the house;
- It is recommended that an accessory building be 0.6 m (2 ft) or greater from the side property line;
- On a corner site, an accessory building must be at least 0.75 m (30 in) from the side street property line and 1.5 m (5 ft) from the side street property line if it is located in an R1 zoning district;
- A detached garage must be at least 1.2 m from the lane if vehicle entry is from the lane.

Required Information for Permit Applications

- A site plan showing the location and dimensions of the lot and new accessory building along with all other existing buildings on the property (See Figure 1);
- A plan showing the direction of the trusses/rafters and the location and sizes of all doors and windows (See Figure 1);
- Information indicated on the attached checklist;
- A cross-section may be required in some instances to show the height of the garage above grade.

Note: It is the owner's responsibility to contact Land Titles and Utility Companies to locate utility lines and easements. Construction over underground utilities is not permitted.
It is the owner's responsibility to obtain a boulevard-crossing permit (where applicable) from the Infrastructure Services Department (975-2460).

Figure 1: Typical Site Plans



A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

A fee will be charged for all building permits.