



Building a Detached Garage

A Guide through the Process

The purpose of this handout is to help you prepare a complete building permit application package and answer many of your FAQ's for a detached garage or similar building in the City of Prince George.

Submission requirements for a detached garage/accessory building:

- 1. Site Plan including:**
 - Civic and Legal address of property
 - Height of proposed development
 - Setbacks from property lines
 - Dimensions of the lot, the proposed development and all existing structures
 - Driveway location and width (proposed or existing)
 - Direction of drainage (using arrows to point down-slope)
 - Street names
 - North arrow
 - Right-of-ways and easements
- 2. 1 set of Dimensional Construction Plans (¼" = 1' scale preferred) including:**
 - Foundation layout
 - Floor plan, including square footage
 - Cross section(s) (as required), lower scale drawings may be needed to better show details
 - Elevation drawings
- 3. Engineered Truss & Beam Details: – Note: original sealed details are required on site at time of**
 - Name and address on all layouts and details
 - Engineered beam details if applicable
 - Dimensions on layouts
- 4. Plumbing Permit Application:**
 - Please see the Plumbing Permit Application form for further information
- 5. Licensing & Consumer Services branch Registration Form or Owner Builder Exemption Form**
 - We cannot issue your Building Permit for a single family dwelling or duplex if we do not receive evidence of the New Home Registration. Website www.bchousing.org 1-800-407-7757
- 6. Title Search (dated less than 30 days prior to date of BP application) including, if applicable**
 - Right of Ways on Property
 - Easements
 - Covenant (Under section 219 of the Land Title Act)
 - Land Use Contract
- 7. Appointment of Agent form signed by property owned to appoint builder (if not the owner) for all construction applications**
- 8. Application Fee**

Common FAQ's - Please contact us at 250-561-7611 if you have any question at all. We are always happy to help!

1. Do I need a Building Permit for a detached garage or accessory building?
Yes. If the proposed building is larger than 108 ft² you will require a building permit. If the proposed building is smaller than 108 ft² a building permit is not required but it must comply with the Zoning Bylaw.

2. Are there any restrictions regarding setbacks?
Yes. There are restrictions in the Zoning Bylaw. You are required to confirm the setbacks with the Current Planning and Development Division. Please see the attached examples of the most common circumstances

3. Can I build a detached garage that is two storeys?
No. Detached garages can only be one storey in height to a maximum of:

20.0 m	AF over 0.4 ha
15.0 m	AR1 over 0.4 ha
7.0 m	AR3, RS1 to RS4, and RT1 to RT3
6.0 m	AF and AR1 less than 0.4 ha, AG, AR2, and AR4
5.0 m	RT3 and RM1 to RM8

4. Is there a maximum size for accessory buildings in certain zones?
Yes. Certain zones have maximum size restrictions. These maximum size restrictions must include all accessory buildings and structures on the site. Please see below:

AG, AF, AR1, AR2, AR4 zones – 90 m² total gross floor area for lots less than 0.4ha

AR3 – 90m² total gross floor area

RS1, RS2, RT1, and RT2 zones - the total combined gross floor areas of accessory buildings and structures on a site shall not exceed 90.0 m².

RS3 - the total combined gross floor areas of accessory buildings and structures on a site shall not exceed 70.0 m².

RS4 - the total combined gross floor areas of accessory buildings and structures on a site shall not exceed 60.0 m².

RT3 - indicates buildings located on common property are not accessory buildings and need to comply with the provisions for principal buildings.

Please talk to a planner in the Current Planning & Development Division for more information.

5. Am I required to insulate the detached garage?
No. Insulation is highly recommended but is only if you prefer to do so.
6. Do I need to place poly under my garage slab?
No. Poly placed between the ground and concrete will keep water from draining out of the fresh concrete while it is setting, giving you a stronger slab.

7. Can I build a detached garage on a floating slab?

Yes. You can build a detached garage or accessory building on a floating slab up to an area less than 592 ft² (about 24' x 24') without engineering but larger than this will require the design services of a structural engineer or require a 4' deep frost wall on footings. The maximum size of a detached garage or accessory building in a UR or SRS zoned property is 969 ft². (about 30'x 32').

SETBACKS FOR INTERIOR LOTS

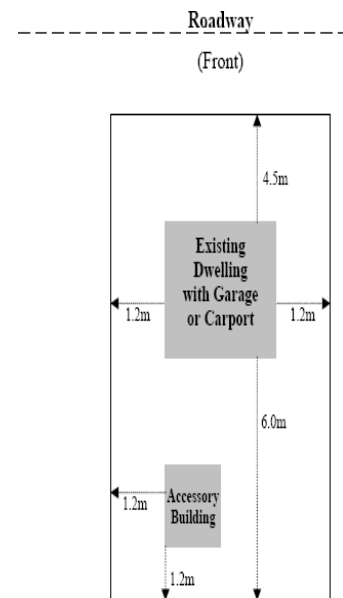
Principal building WITH carport/garage or lane access

- Front: 4.5m (15 ft)
- Side: 1.2m (4 ft)
- Rear: 6.0m (20 ft)

Accessory building

- Side: 1.2m (4 ft)
- Rear: 1.2m (4 ft)

For new additions and accessory buildings, a legal survey certificate is not necessary if the 1.2 m (4ft) setback is increased by 50%

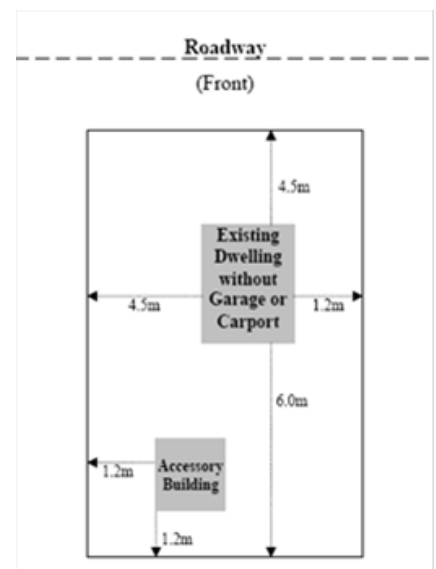


Principal building WITHOUT carport/garage or lane access

- Front: 4.5m (15 ft)
- Side: 1.2m (4 ft) one side and 4.5m (15 ft) other side
- Rear: 6.0m (20 ft)

Accessory building

- Side: 1.2m (4 ft)
- Rear: 1.2m (4 ft)



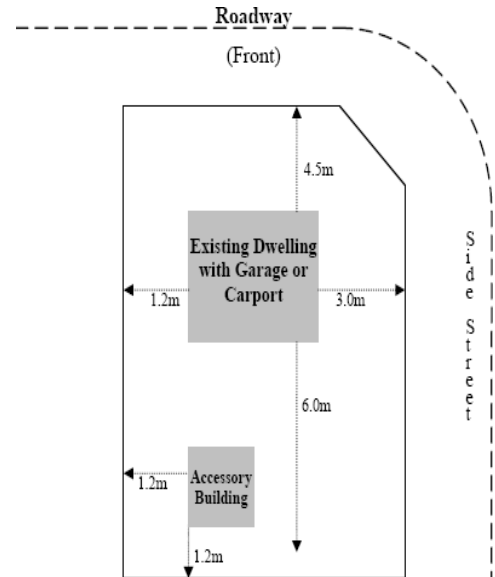
SETBACKS FOR CORNER LOTS

Principal building WITH carport/garage or lane access

Front: 4.5m (15 ft)
 Side: 1.2m (4 ft) Interior
 3.0m (10 ft) Exterior
 Rear: 6.0m (20 ft)

Accessory building

Side: 1.2m (4 ft) Interior
 3.0m (10 ft) Exterior
 Rear: 1.2m (4 ft)

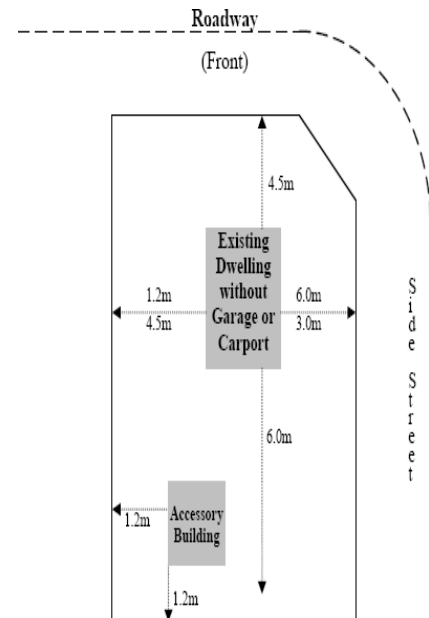


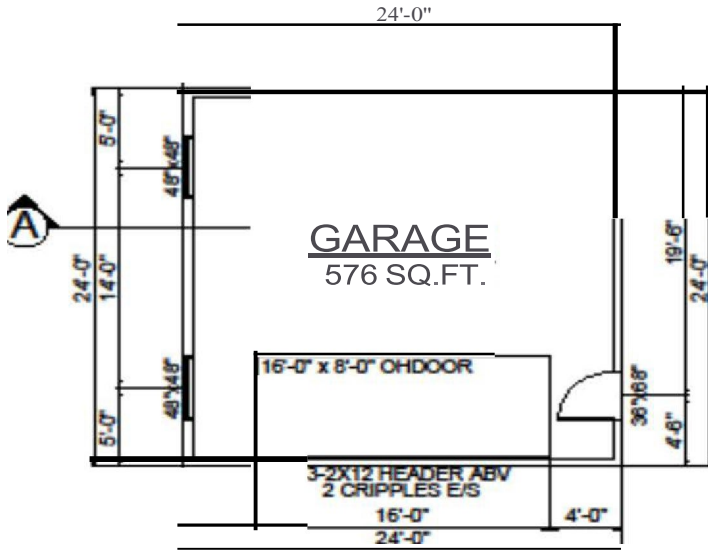
Principal building WITHOUT carport/garage or lane access

Front: 4.5m (15 ft)
 Side: 1.2m (4 ft) Interior
 6.0m (20 ft) Exterior
 OR
 4.5m (15 ft) Interior
 3.0m (10 ft) Exterior
 Rear: 6.0m (20 ft)

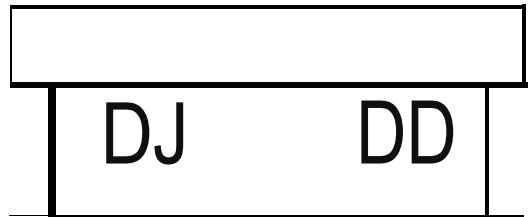
Accessory Building

Side: 1.2m (4 ft) Interior
 3.0m (10 ft) Exterior
 Rear: 1.2m (4 ft)





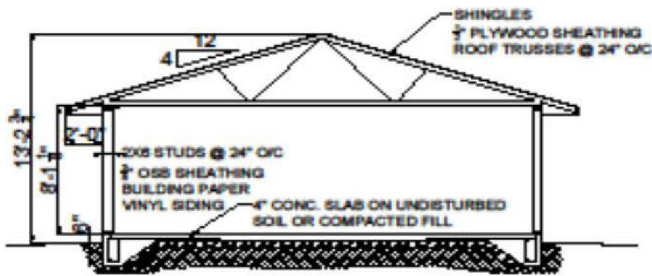
FLOOR PLAN
SCALE: 4" = 1'-0"



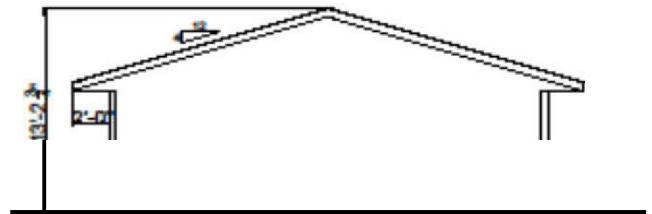
LEFT ELEVATION
SCALE: 1/2" = 1'-0"



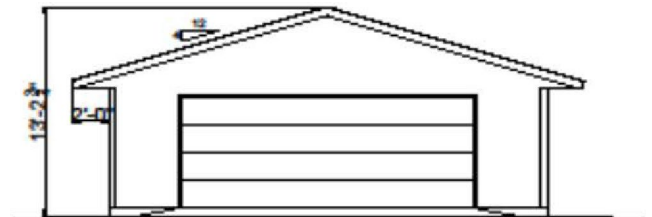
RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



SECTION A-A
SCALE: 3/4" = 1'-0"



REAR ELEVATION
SCALE: 3/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"