

## Plan Review Checklist – Attached Garages

**Home Owner/Builders:** The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

### Required Information:

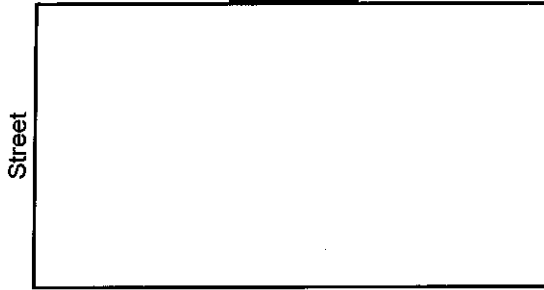
- 2 sets of **Site Plans** with the following information
  - Show size and location of proposed attached garage
  - Show size and location of existing buildings on property
  - Show lot dimensions and shape
  - Show distance between buildings and property lines
  - Show North direction arrow.
- 2 sets of **Attached Garage Layout Drawings** with the following information
  - Interior wall location
  - Window sizes and locations
  - Door sizes, location and swing direction
  - Heating unit/system location (if applicable)
- 2 copies of the **Attached Garage Checklist** properly filled out
  - A professional design is required for the garage foundation if the attached garage is 2 stories or includes any living quarters being constructed above.
  - See Minimum Grade Beam and Pile Requirements for attached garages
- 2 copies of the **Building Permit Application** properly filled out

**Required On-Site Inspections:** (inspection requirements may change depending on the project type and size)

- Plan Review (Prior to the commencement of any construction)
- Foundation (Prior to pouring concrete on engineered foundations or prior to backfill)
- Framing (Prior to insulating and applying vapour barrier the exterior walls)
- Final (Prior to moving in or occupying the building)

## Attached Garage Checklist

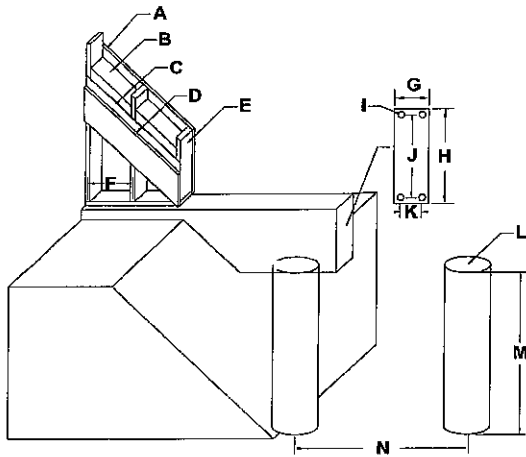
### Site Plan



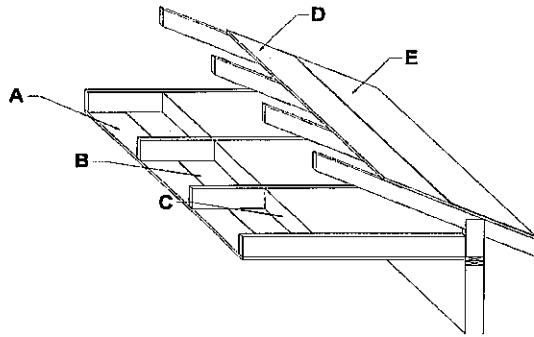
#### On Site Plan:

- Show size and location of proposed attached garage
- Show distance to side property line
- Show distance to rear property line
- Show location on dwelling
- Show lot dimensions and shape of lot
- Show all existing buildings
- Show direction of North
- Show all windows and doors on existing structures

### Wall System



### Roof System



Wall System	Roof System
A - Outside Sheathing:	A - Interior Finish:
B - Insulation Value:	B - Type of Vapour Barrier:
C - Type of Vapour Barrier:	C - Insulation Value:
D - Interior Finish:	D - Exterior Sheathing:
E - Stud Size	E - Type of Roofing:
F - Stud Spacing	Roof Overhang
G - Grade Beam Thickness:	<b>Garage Door</b>
H - Grade Beam Height:	Door Span _____
I - Size of Rebar:	Lintel Size _____
J - Rebar Spacing:	Ply _____
K - Rebar Spacing:	
L - Pile Diameter:	
M - Pile Depth:	
N - Pile Span:	
Wall Height:	
Void Form Type and Size:	

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Municipal By-Laws and/or Provincial Laws regulating building. It being expressly understood that the issuing of a permit does not relieve the applicant from complying with all By-Laws, though not called for in the specifications, or shown on plans and/or application submitted.

Applicant (Print Please)	Date
Applicant Signature	Date
Application Received By	Date Received