



ATTACHED GARAGE PROCESS/CHECKLIST

Site Guidelines

Attached garages are considered part of the principal dwelling and should refer to the relative residential zone setbacks
Setbacks for attached garages in R2 – Residential areas (most common) are as follows:

- 6 Meters minimum front yard setback
- 6 Meters minimum rear yard setback
- 1.2 Meters minimum side yard setback

Please contact the Planning and Development Department confirm the setbacks for your project

Consent Process

1. Permit application forms are available online or at City Hall. Submit completed application form with two sets of plans to:
Planning & Development Department
107 Central Street W
P.O. Box 340
Warman, SK S0K 4S0
Ph. 306-933-2133 Fax. 306-933-1987 Website. www.warman.ca
2. The application is then reviewed to ensure compliance with the City of Warman's Zoning Bylaw.
3. The Building Permit is forwarded to MuniCode Services for review. Generally, this process requires ten to fourteen business days.
4. The City of Warman will be in contact with you to inform you that your permit is ready for pick-up. Conditions may be applied as per the department's discretion.
5. Upon approval and issuance of a permit, one set of submitted plans will be returned to the applicant and Building Permit Fees will be owed to the City.

NOTE: Work is not authorized to proceed on a project for which a permit is required, until both a valid Development Permit and a Building Permit have been paid for. Development and Building Permits are issued at the same time.

Application Costs

The Building Permit fee for construction, erection, repair, or reconstruction is calculated as follows:
\$100 for construction valued under \$5,000, \$125 for construction valued between \$5,001 and \$25,000, and \$5 for every \$1,000 if construction is valued over \$25,000.

Dial before you dig

Sask 1st call. 1-866-828-4888

Free cable location service helps you to avoid costly damage and ensures your project can proceed without delay.



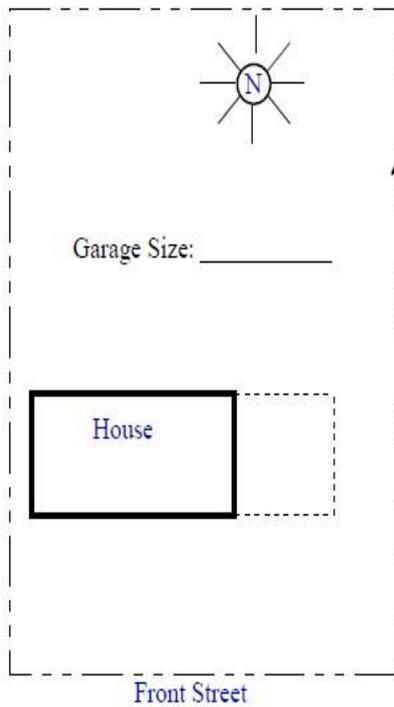
For further information please contact:

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107 Central St W
P.O. Box 340
Warman, SK S0K 4S0

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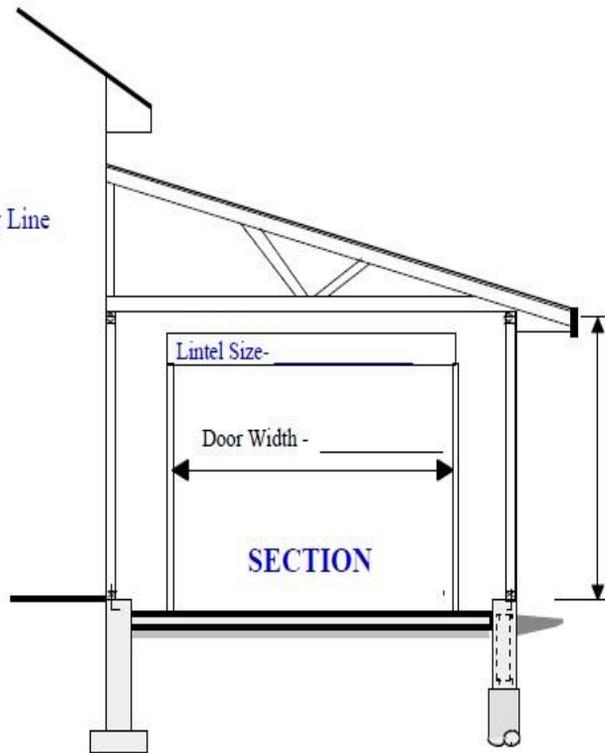


ATTACHED GARAGE



SITE PLAN

- Show size and location of proposed garage
- Show distance to side property line
- Show distance to rear property line
- Show lot dimensions and shape of lot
- Show all existing buildings



Foundation Wall

Grade Beam & Piles

Foundation Wall Height _____
 Wall Thickness _____
 Footing Size: Width _____ Thickness _____

Pile Dia. _____
 Pile Depth _____
 Beam Size: W _____ x H _____
 Rebar: In Pile _____
 In Beam _____
 Pile-to-Beam _____

Note: The foundation must extend to the same depth or greater than the house foundation.

Indicate the following:

ROOF:

Type of roof shingles _____
 Type and thickness of roof sheathing _____
 Spacing of roof trusses _____
 Slope of roof _____
 Width of overhang _____

EXTERIOR WALL:

Type of siding _____
 Type of Bldg. Paper/House Wrap _____
 Type and thickness of wall sheathing _____
 Size and spacing of studs _____
 Height of wall _____
 Type, size and spacing of anchor bolts _____

WALL BETWEEN HOUSE AND GARAGE:

N/A
 Wall to be constructed as a vapour tight separation. No openable windows permitted. Construction must resist the passage of gas and exhaust fumes from entering the dwelling.

SLAB:

Thickness of slab _____
 Type of sub base _____
 Sloped to Outdoors
 Construction Joint between house and slab

DOOR (INTO HOUSE):

- Weather stripped
- Self-closer
- Deadbolt Lock
- Blocked at lock-height to frame
- Hinges secured to solid wood frame

NOTE: Air duct systems cannot be interconnected with other parts of the dwelling unit.

Soffit Projects must not project to less than 0.45 m from the property line, and if installed within 1.2 m from the property line they must be protected in conformance with 9.10.15.5.

Owner's Name: _____

Street Address: _____

Provided by
MuniCode Services Ltd.