

## RB14-011

### FOUNDATIONS FOR DETACHED GARAGES AND ACCESSORY BUILDINGS SERVING DWELLING UNITS WITHIN THE SCOPE OF ABC 2014 9.35 OR ABC DIV B 9.12.2.2.6

Reference: Div B, 9.35.3.3, DIV B 9.35.3.2.(2), 9.12.2.2.(6) DIV C 2.4.2.1.(3).b.ii)

#### 9.35.3.3. Small Garages

1) Detached garages of less than 55 m<sup>2</sup> floor area and not more than 1 storey in height are permitted to be supported on wood mud sills or a 100 mm thick concrete floor slab provided the garage is not of masonry or masonry veneer construction.

#### 9.35.3.2. Protection from Damage due to Soil Movement

2) Where slab-on-ground construction is used, a construction joint shall be provided between the main building slab and a slab serving an attached garage, breezeway or carport.

#### 9.12.2.2.(6) The foundation depths required by Sentence (1) do not apply to foundations for

##### a) buildings

- i) that are not of masonry or masonry veneer construction, and
- ii) whose superstructure conforms to the requirements of the deformation resistance test in CAN/CSA-Z240.2.1, "Structural Requirements for Mobile Homes," or

##### b) accessory buildings

- i) that are not of masonry or masonry veneer construction,
- ii) not more than 1 storey in height,
- iii) not more than 55 m<sup>2</sup> in building area, and
- iv) where the distance from finished ground to the underside of the floor joists is not more than 600 mm.

#### DIV C 2.4.2.1.(3).b.ii) Professional Involvement

Except as required in Sentence (8), architect and engineer seals and stamps are not required on plans or specifications for a building

##### b) classified as a residential occupancy that is

- i) a single family dwelling, or
- ii) a multiple family dwelling that contains 4 dwelling units or less

#### Regulation Bulletin General Policy Statement

Unless stated otherwise, the Code references in this Regulations Bulletin are to Division B of the Alberta Building Code 2014 (ABC 2014). Regulation Bulletins do not overrule the ABC 2014 nor constitute a relaxation of the Code. They serve to clarify the Code in areas where the latter is ambiguous or does not cover a specific topic. Regulation Bulletins are City of Calgary clarifications for staff use to enable consistency in the application of the Code. Regulation Bulletins should always be read in the context of the appropriate requirements of the Code

**Question:**

Can detached garages and accessory buildings larger than 55m<sup>2</sup> be constructed on wood mud sills or a 100 mm thick concrete floor slab?

**Commentary | Relevant Facts:**

The reference articles permit detached garages and accessory buildings 55m<sup>2</sup> to be supported on grade. The articles permit a detached garage to abut the dwelling unit it serves if there is a construction joint separating the two but this permission does not exist for access for accessory buildings under DIV B9.12.2.2.6.

**Conclusion:**

The City of Calgary finds it acceptable to exercise the option that detached garages and accessory buildings serving dwelling units are permitted to be constructed on mud sills or a 100mm concrete slab on grade provided they are structurally compartmentalized into 55m<sup>2</sup> sections. The grouping of the structurally compartmentalized sections can serve up to a maximum of 4 dwelling units.

The meaning of structurally compartmentalized is that the following is not permitted to cross the perimeter of any 55m<sup>2</sup> compartment and that each structural compartment is conceivably stable without relying on adjacent structures.

- ∩ Structural members such as top or bottom plates, trusses, studs, beams and sheathing.
- ∩ Concrete must be cut or otherwise separated entirely at the defined perimeter and rebar may not span the perimeter.
- ∩ Cementitious cladding products including but not limited to cultured stone and stucco shall be separated by control joints at the area perimeters.

The following building materials are permitted to cross perimeter of a 55m<sup>2</sup> compartment.

Asphalt roofing products, aluminum trim and soffit materials, vinyl siding products, lapped cementitious siding products such as Hardi Board, wood siding, etc. The building materials that cross perimeters should have some ability to permit movement.

**See also RB14-026**

Chief Building Inspector