

## **NORTHERN ROCKIES REGIONAL DISTRICT TOWN OF FORT NELSON**

### **Requirements for Obtaining a Building Permit to Build a Garage or an Accessory Building on a Lot**

- < Two Complete sets of drawings are required. These drawings are to be appropriately scaled i.e. 1/4" = 1'-0", 1/8" = 1'-0", or metric equivalent.
- < A complete set of drawings requires: Plot Plan, Building Elevations, Cross Section Details, Roof Truss Layout with Engineered approved certificates (if applicable), Foundation Details (Foundation, or piles or slab on grade).
- < The Town and NRRD Standard Residential Foundations allow a maximum monolithic slab area of 55m<sup>2</sup> (592sf). The maximum width is 7.6m (25ft) and the maximum length is 12m (39ft). A monolithic slab greater than 55m<sup>2</sup> (592sf) requires a stamped professional engineer designed drawing with the completed schedules of assurance.
- < An accessory building may be built on skids to a maximum area of 55m<sup>2</sup> (592sf).
- < Areas to be identified as to use.

#### **TOWN OF FORT NELSON ZONING BYLAW REQUIREMENTS ARE:**

##### **Accessory Building and Use**

- (1) Accessory buildings and structures are permitted in all Zones.
- (2) In all Zones, no structures shall be sited within the required yard setback with the exception of fences and poles, which are excluded from this requirement.
- (3) No accessory building or structure shall be erected on any lot unless the principal building or use to which the accessory building is an ancillary use has been erected or will be erected simultaneously with said accessory building. The total combined floor area of accessory buildings shall not exceed ten per cent of the area of the lot.
- (4) Where an accessory building or structure is attached to a principal building, it is to be considered a part of the principal building and shall comply in all respects with the requirements of the bylaw applicable to the principal building.

- (5) No accessory building or structure shall be located closer than 1.8m (6 ft) from any principal building. In MH Zone, the accessory building shall be separated by a minimum of 2.0m (6'-7") from manufactured homes and additions on the same manufactured home space.
- (6) An accessory building or structure shall not be used as a dwelling unless otherwise permitted in this Bylaw.
- (7) Setback Requirements:

<u>Zone</u>	<u>Side Yard</u>	<u>Rear Yard</u>
R1; R1-A; R3; R5	1.5m (5ft)	1.2m (4 ft)
R2	1.5m (5ft)	1.5m (5ft)
R4	3.0m (10 ft)	7.6m (25 ft)
MH	0.5m (20 in)	0.5m (20 in)

Setbacks for Front Line and Front Yard on Flanking Street shall be the same as for the Principal Building.

#### Commercial Side Yard

No side yard shall be required except that where a commercial lot abuts a residential district in which case a side yard of 4.5m (15ft) shall be required.

- (8) Maximum Height of Accessory Building:

R1; R1-A; R2; R3; R4;	6.0m (19'-8")
R5	4.6m (15'-1")
MH	6.0m (19'-8")

The height of the accessory building must not exceed the height of the principal building and must blend with the appearance of the principal building design.

- (9) Maximum Lot Coverage:

R1; R1-A; R2; R3; R5; MH	40%
R4	20%

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ZONING BYLAW REQUIREMENTS ARE:**

- (1) Where an accessory building or structure is attached to a principal building, it shall be considered to be a part of the principal building.
- (2) No accessory building or structure shall be located closer than 4.5 m (15.0') from any principal building.
- (3) An accessory building or structure shall not be used as a dwelling unless otherwise permitted in this by-law.
- (4) No accessory building shall be situated on a lot unless the principal building has been erected or will be erected simultaneously with the accessory building on the same lot.
- (5) Residential Zone Setback Requirements:

Front Lot Line	7.6m (25 ft)
Front Lot Line On a Flanking Street	7.6m (25 ft)
Side Lot Line	4.5m (15 ft)
Rear Lot Line	7.6m (25 ft)
- (6) Height of buildings or structures:

No building or structure located within the residential designated (R) areas shall be more than twelve (12) metres (39 feet) in height.

## General Information Regarding the Construction of a Detached Garage or Accessory Building

### **General Conditions**

All construction and plumbing to meet the current B.C. Building Code.

The Northern Rockies RD relies on the Registered Professional for the design certification of the structure (letters of assurance, B<sub>1</sub> and B<sub>2</sub> submitted).

A survey shall be submitted where the addition is located on or within six inches (6") of the property line, detailing the location of the foundation, prior to requesting a final inspection.

Identify the side lot line to assist the verification of the setback or provide a survey for this verification.

Any deviation from the plans submitted for building permit shall be approved by the building inspector immediately.

The owner is to provide a plumbing sanitary drainage isometric drawing prior to installation of any plumbing pipework.

### **Foundations**

Remove all organic material from beneath building. Footings are to rest on undisturbed soil.

Direct roof water away from the building foundation.

Do not connect perimeter drain or any other surface water drainage to the building sanitary drain. The perimeter drain is to be graded to daylight or collected in a sump pit. The sump pit shall include a sump pump with a check valve. Discharge this water onto the grass a minimum of five feet from the foundation, or discharge to a ditch.

Maintain minimum clearance of siding, to grade, 8"; to concrete walk, 2".

Owner shall ensure the ground water has been graded away from the building at a minimum slope of 2% to an approved drainage concourse or road before occupancy is given.

Provide anchor bolts, min ½" dia. @ max 7'-10" o/c, or as specified to fasten bottom plate to the foundation wall.

All wood that is in contact with concrete or soil is to be pressure treated or protected.

Concrete to be maintained at a temperature of at least 10°C for a minimum of 72 hours.

All concrete in contact with the soil to be Type 50. Provide all concrete supplier delivery slips.

Concrete piles to be a minimum of 12 inch diameter, 17 feet deep with 4 - 15m vertical bars. Maximum pile spacing is 8' 0". Refer to Town Foundation Standards for different variations of pile depth and spacing.

Buried concrete pad with pile foundation to comply to Town/NRRD Detail S2000-600 series. In addition to this detail, install minimum 2" Type 3 SM insulation over the concrete pad.

Concrete grade beams are to be constructed as per attached Town/NRRD Detail S2000-100 series for concrete piles.

A Professional Engineers stamped shop drawing and Schedules B<sub>1</sub> and B<sub>2</sub> are required where a building foundation is supported by steel screwed piles.

Accessory building floating slab shall comply to the attached Town/NRRD Detail S2000-301 (see attached detail). Maximum slab size is 55m<sup>2</sup> (592 sq ft).

Continuous footing is required beneath a garage door.

A shallow foundation shall be constructed as per attached Town/NRRD Detail S2000-206.

Provide torque data sheet for structural steel piles after installation and prior to final or frame inspection.

Concrete slab poly to be minimum 6mil ground cover with a minimum lap of 12". Seal all penetrations by pipes, etc. Provide a bond break between the concrete slab and the foundation wall.

### **Framing**

A set of Legible copies of professional engineer stamped truss documents are required at the frame inspection. Minimum 14" high heel trusses. There may be some instances where the truss documents are required prior to the building permit being issued.

The truss installation shall conform to the truss company layout. Any deviation from this layout will require a professional engineer approval of the installation.

Provide a professional engineer stamped repair detail drawing for any damaged engineered truss, beam or engineered floor joist.

The 1998 B.C. Building Code does not allow site construction of trusses. Consider a rafter layout.

Rafters are to comply to Section 9.23.13, BCBC, Roof Framing.

Flash all unprotected exterior openings from weather.

Two ply lintels may have up to a maximum ½" plywood spacer.

Provide bearing to ground (concrete foundation wall or concrete pad footing) for any required structural support loads.

Wood stud walls 10 foot and higher require blocking at mid height.

All beams to be minimum 2"x8" 3-ply dimensional lumber, including decks. See attached sheet for description and design.

All columns to be minimum 5 ½" x5 ½" square or 7"diameter round post on an approved post holder, or, an approved steel tele-post. Tele-post base to be buried in the concrete slab.

Provide a continuous 2"x12" two ply lintel above the garage door opening in a non load bearing wall. There shall be no joints in this lintel.

Provide an attic access, minimum 20"x28"x17" high, complete with weatherstripping & insulation.

Any insulation & vapour barrier shall be installed to Section 9.25 of the B.C. Building Code.

Provide roof space ventilation. Minimum 1/300, 25% @ top & 25% @ bottom.

Provide "H" clips @ 2'-0" o.c. and ridge blocking between truss peaks for support of roof sheathing where the roof sheathing is less than ½" thick.

Beams shall be supported entirely across its width by the supporting member or column.

Provide approved anchoring support for structural beams. Support shall span the entire width of the beam.

Install wall and roof sheathing staggered horizontally with ⅛" gap between the sheets.

Install wall top plate joint over a stud. The cap plate joint is to be located a minimum of 36 inches away from the top plate joint.

For each window opening, provide a cripple stud under the bottom of the window sill plate, jack stud under the lintel and a king stud to the top plate.

For each door opening, provide a jack stud under the lintel and a king stud to the top plate.

Where a beam supports a concentrated point load, the beam shall be engineered to accommodate that point load.

Provide garage package drawings at frame inspection.

### **Plumbing and mechanical**

A bathroom exhaust fan is required in all bathrooms and shall be vented to the outside. Ensure the discharge duct is insulated.

A water hammer arrestor and a vacuum relief is required on the cold water inlet to the hot water tank and a water hammer arrestor is required on the hot water inlet to the hot water tank.

Provide a metal pan with a drain for the hot water tank. Connect the pan drain to the basement drain complete with a trap primer. See attached detail.

Protect all water pipes from freezing.

All water pipes (domestic and heating) penetrating a concrete slab are to be sleeved.

Provide normally open 4" backwater valve complete with a cleanout on the building drain where the building drain exits the building.

All shower valves shall be pressure-balanced or thermostatic mixing valves.

A check valve shall be installed at the building end of a water service pipe where the pipe is made of plastic that is suitable for cold water use only, ie black polyethylene series 160 and schedule 40 PVC pipe.

Provide backflow prevention to prevent backflow caused by back pressure of toxic substances into a potable water system shall be prevented by the installation of a reduced pressure principle backflow preventer.

Ensure frost protection of plumbing site services to a depth of 10 feet minimum for vehicle traffic areas. Use S.M. Insulation for additional protection. One inch of exterior SM insulation equals approximately one foot of frost protection.