

TOWN OF COCHRANE

Building Safety Codes

101 RancheHouse Rd.
Cochrane, AB T4C 2K8
Phone: 403-851-2572 Fax: 403-932-2935
Email: safety.codes@cochrane.ca



Fields marked with an * are required

Homeowner Detached Garage Application

OWNER INFORMATION

Owner Name*	Phone*
Mailing Address*	Email*
City & Postal Code*	Additional Information if required: Sq.Ft *
Project Address*	
Garage Permit Fee: Includes Building & Electrical	Estimated Construction Value*

APPLICANT DECLARATION I certify that I am the owner/agent submitting this application and construction will be completed in accordance with the Alberta Safety Codes Act and Regulations and will commence within **90 days**. I understand homeowner permits are to be completed within **365 days**.

I have read and understand the applicant declaration *

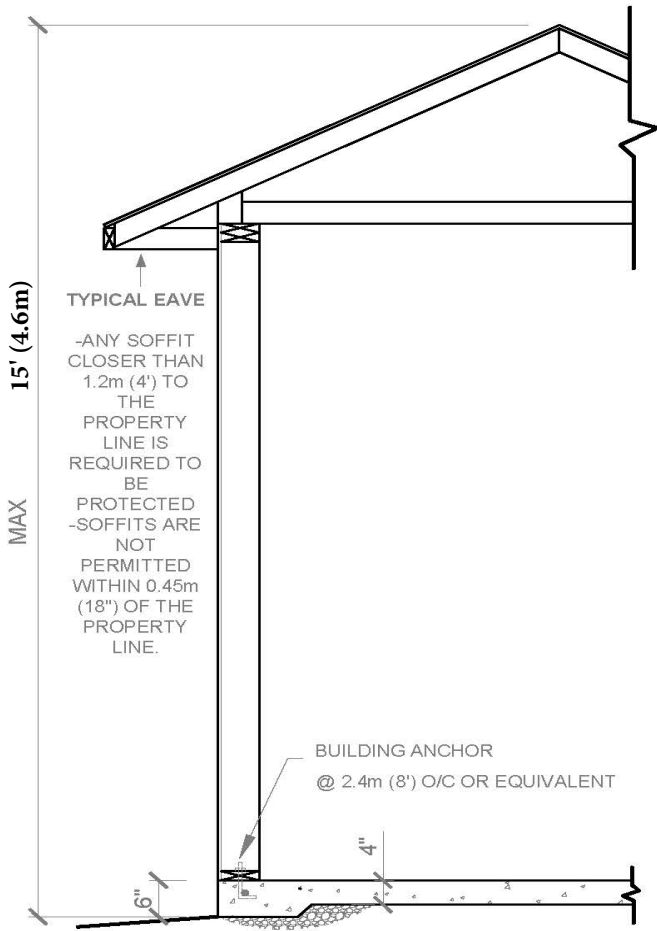
Applicant Name(Print)

Application Date(mm,dd,yyyy)

Please see our website for additional information regarding Garage specific installations related to the Building Code and Electrical Code.

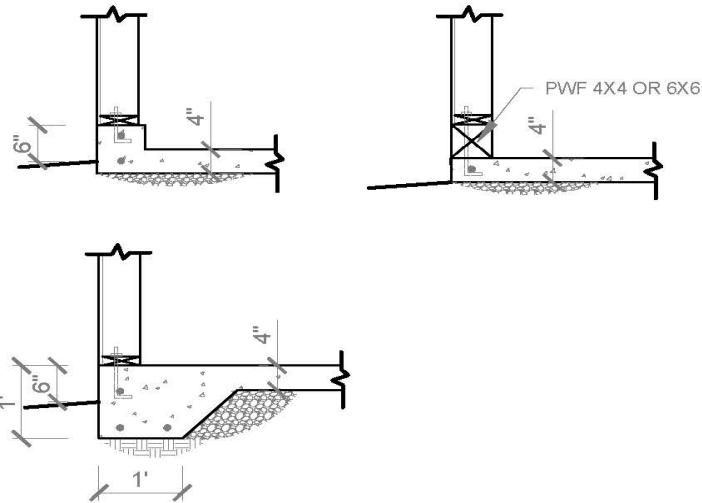
The personal information requested is collected under the Safety Codes Act, Section 63, The Municipal Government Act, Section 301.1, the Alberta Freedom of Information and Protection of Privacy Act (FOIP) Section 33(c) and will be protected under Part 2 of the FOIP Act. The information is used for issuing permits, safety codes compliance verifications, monitoring and property assessment purposes. Information collected by public bodies forms part of a file that may be available to the public. Please direct any questions about this collection to: FOIP Coordinator, 2nd Floor, 101 Ranchehouse Road, 403-932-2674 or FOIP@cochrane.ca.

The Alberta Safety Codes Act requires that a permit be obtained prior to beginning construction. Failure to obtain permits may result in the applicant being charged a double fee.



NOTE: ANY WOOD WITHIN 150mm (6") OF GRADE IS REQUIRED TO BE PROTECTED

ALTERNATE DETAILS
UP TO 55m² ACCESSORY BUILDINGS



CONSTRUCTION DETAILS

WALL FRAMING	ROOF FRAMING
2" x 4" @ 16" oc	Pre-manufactured Truss
2" x 4" @ 24" oc	Stick-frame
2" x 6" @ 16" oc	I-Joist
2" x 6" @ 24" oc	Structural Ins. Panel
Insulated	ROOF SHEATHING
Other	3/8" OSB/Plywood
WALL SHEATHING	1/2" OSB/Plywood
3/8" OSB/Plywood	Other
1/2" OSB/Plywood	ROOFING MATERIAL
Other	Asphalt
EXTERIOR WALL FINISH	Wood Shakes/Shingles
Vinyl	Other
Stucco	Heat (Insulation/Vapour Barrier Required) IF APPLICABLE
Metal	Gas
Hardie Board	Electric

SETBACKS & MAX HEIGHT

Distance to rear property line at least 4'(1.2m):	Yes	No
Distance to side property line at least 2'(0.6m):	Yes	No
corner lots require at least 10'(3m) from street side property line		
Height will be 15' or less (4.6m):	Yes	No

NOTES
 Concrete strength for garage slab is to be not less than 32 MPa.
 Beam (header) above overhead door
 2 ply 2" x 10" for maximum 9' 6" opening
 4 ply 2" x 12" for maximum 16' 6" opening
 Engineered beam – Submit engineered specifications

CONSIDERATIONS
 Check to ensure the garage meets the setbacks of the [Land Use Bylaw](#).
 Permanent structures may *not* be built on easements or right of ways.
 Call before you dig - [Alberta One Call](#)

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Fire Safety Plan

THIS PLAN MUST BE POSTED ONSITE AND OCCUPANTS/EMPLOYEES ARE EXPECTED TO BE TRAINED IN HOW TO FOLLOW ITS PROVISIONS

Address:

Description of Project: **Detached Garage**

Contact Personnel:

Phone #:

Specific Considerations:

- Fire extinguisher(s) will be available at all times during the progress of the construction
- Access to fire hydrants and buildings for fire apparatus must be maintained

Emergency Response Numbers: FIRE/POLICE/AMBULANCE: 9-1-1

General Considerations:

- A WARNING SYSTEM will be in place to warn of potential threats, and facilitate evacuation (yelling, ringing of a bell or horn, etc.)
- EVACUATE via the nearest exit if you are warned of a fire
- PROCEED to the main entrance (outside) and report to the Fire Department
- FIGHT the fire ONLY if it is small and you are NOT ALONE

Hazards Control:

- At the end of each day combustible refuse will be cleared from the site area and disposed of in bins or stored in neat piles. Unused construction material will be kept neat and orderly.
- No open-flame devices will be used inside buildings unless a dedicated watch is in place
- Liquid Propane Tanks or flammable liquids containers are not allowed within buildings

This Fire Safety Plan is designed in conformance with and is a requirement of Division B, Section 2.8.2 of the National Fire Code, and on signature, becomes an agreement between the building owner/contractor and the Town of Cochrane Fire department.

I have read and understand the above

Building Owner/Contractor Name:

Date: