Building Permit Application

Applicant Information (required)		
Name:	Address:	Are you also the primary contact? ☐ Yes ☐ No
Postal Code:	Email:	Phone:

Legal Land Owner Information (required)		
Name & Company Name (if applicable):		
Position/title:	Email:	Phone:

Additional Contacts (if applicable)		
Primary Contact:	Email:	Phone:
Building Contractor:	Email:	Phone:
Engineer/Architect:	Email:	Phone:
Mechanical/Plumbing Contractor:	Email:	Phone:

Building Use ☐ Single Family Dwelling ☐ Duplex/ Semi-detached ☐ 3+ Units Residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Agricultural ☐ Temporary

Nature of Work ☐ New ☐ Alteration ☐ Addition ☐ Repair ☐ Other

Building Address and Legal Land Description

Address:		
Lot:	Block:	Plan:

Describe the Scope of Work *(explain the project in detail; include specifics so we can understand the project)*

Total Cost of Construction	$

Request for Building and Occupancy Permit (required)

I hereby acknowledge that I have read this application and state that the information contained herein is correct and agree to comply with all City of Regina bylaws and/or provincial laws regarding building and occupancy. It being expressly understood that the issuing of a permit does not relieve the applicant/owner from complying with all bylaws and national building codes though not called for in the specifications or shown on plans and/or applications submitted. I understand that conditions may be placed on the permit and must be complied with during construction.
The building shall not be occupied until such time as an occupancy permit is issued to the owner. Work shall commence within six months, shall not be stalled for period of more than six months, and shall be completed within two years from the date of issue or permit will be cancelled. The use of street, sidewalk or lane during construction requires additional authorization. This application form does not allow work to start as this is not an issued building permit.

The information on and within the permit documents are collected under the Local Authority Freedom of Information and Protection of Privacy Act. The purpose of the collection is to process your application for a building permit. It will be retained as a record of your application and may be used to contact the parties involved in this project. The application and the information contained therein may also be used by the City for compliance or other legal action pursuant to The Cities Act, The Construction Codes Act and the City's Building Bylaw and The Planning and Development Act.
Issued City permits, including name of applicant, name of owner, description of work, location, value of work and contractor names, may be released to members of the public by the City in accordance with the provisions of The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and use of this information, please contact Building Standards at 306-777-7000.

_____	_____	_____	_____ /_____ /_____
Legal Land Owner (printed)	*Signature of Legal Land Owner (or signed Letter of Authorization)*	*Signature of Applicant*	*Date (MM/DD/YYYY)*

Attached Garage/Carport

This package is applicable for new attached garages serving one dwelling only, that are on the same parcel as the house it serves (including garages serving semi-detached or row house type buildings where each unit is on its own property).

Application Checklist

The following items must be included in your application package:

❑ Application Form

- Signed by the legal owner of the property (registered on title)
- Attached garages are considered a 'garage' class of work

Supply accurate and detailed plans to speed up the application review process.

❑ Submission Details Form (Page 3)

❑ Site Plan (metric plans preferred, see Figure 2)

Including a site survey (Real Property Report or lot plan) with your application package is recommended to increase your first-time approval rate.

If a site survey is unavailable, site plans must be well-drawn, properly dimensioned and include all required components (Page 5)

❑ Architectural Drawings (see Figure 1)

- Comprehensive floor plans (showing existing and proposed construction complete with room names, dimensions, construction assemblies, openings, spatial separation calculations, etc.)
- Framing plan showing structural members, sizes and dimensions (if dimension lumber used)
- Sealed structural/foundation drawings (required)

❑ Structural Plans

- Including foundation drawings and details, tall walls (if required), etc. These must be designed by a professional engineer or architect registered in Saskatchewan. The design must be site specific and not more than 2 years old.

❑ Framing Layouts or Sealed Designs by Supplier

- Floor and/or roof truss layouts containing header/beam/post sizing (if applicable)
- If sealed designs are not provided at application stage, they must be emailed to buildingdocs@regina.ca prior to booking the framing inspection

❑ Other Requirements (if applicable)

- Spray foam information (see spray foam application)

Attached Garage/Carport

How to Submit Your Application

Submit your completed application online by registering for eBuild. Applying online allows you to track the status of your application and access application information from anywhere.

The City will review your application to ensure it meets all requirements. All applications are reviewed under the most current National Building Code of Canada and City Bylaws. The owner is responsible for ensuring their building complies with all construction standards.

Ensure your project plans are legible and precise. Drawings stamped with “not for construction”, “preliminary” or “for permit purposes only” will not be accepted.

Permit Fee

- Attached garage/carport permit fee: $8 per $1000 of the value of work (minimum fee of $100)

Once your application is approved, payment must be made online using eBuild, or in person at City Hall. Following payment and final processing by our staff, your permit will be issued and your approved drawings will then be available on eBuild and construction may begin.

Review Process

Specific items will be reviewed only at INSPECTION, not at the time of application review.
An explanation of the requirements for inspection review is included in this package. Depending on project scope, all items may not be reviewed or inspected.

	REVIEWED at APPLICATION	REVIEWED at INSPECTION
Anchorage and Drainage		✓
Electrical Facilities		✓
Exterior Wall Construction	✓	✓
Foundation	✓	✓
Heated/Insulated Garages *(if applicable)*	✓	✓
Mezzanines, 2nd Storeys and Stairs *(if applicable)*	✓	✓
Pile Depth *(if applicable)*	✓	✓
Roofing and Cladding		✓
Soffit Venting	✓	✓
Trusses, Rafters, Lintels and Other Engineered Products	✓	✓
Windows and Doors	✓	✓
Wood decay protection		✓
Zoning and Driveway Access	✓	

Required Inspections

1. Foundation – Rebar installed, prior to concrete pour
2. Framing - After doors and windows are in place, prior to interior finishing
3. Insulation - After vapour barrier, prior to drywall (if applicable)
4. Final - After all work is complete

For more information or to book an inspection, call 306-777-7551 or submit a request online.

Attached Garage/Carport

Submission Details - Submit this completed form with your application

Site Coverage Calculation:

Site: _____ ☐ m^2 Buildings: _____ ☐ m^2
(building area must include: existing house, existing sheds/accessory buildings and proposed garage)

Driveway location: (show width on site plan):

☐Front ☐Rear ☐Side street

Foundation (required)

☐ Engineered sealed drawings included

Trusses (pick one, if applicable)

☐ I am submitting truss layouts and stamped designs from the supplier at permit application.

☐ I am submitting truss layouts from the supplier at permit application, with stamped designs to be submitted prior to framing inspection.

☐ I am using dimension lumber conforming to Part 9 (framing plan required).

Lintels (check applicable)

☐ Window / door lintel: ____ ply ____ x ____

☐ Overhead door lintel: ____ ply ____ x ____

☐ Engineered products (beyond Part 9)
____ ply ____ x ____ // ____ ply ____ x ____

Carport Framing Details (as applicable)

☐ Provide a framing plan showing all structural members, complete with sizes, spacing and dimensions. Note: designs outside the scope of Part 9 will require an engineer/architect.

Framing Details (as applicable)

- Building height (see Figure 1): _____
- Wall framing: _____ x _____ @ _____ o.c.
- Wall stud height: _____
- Wall sheathing type: _____ Thickness: ____
- Roof sheathing type: _____ Thickness: ____
- Interior finish: _____
(needed where walls require a fire rating)
- Roof edges supported (e.g. H-clips)?
☐Yes ☐No
- ☐ Hip roof ☐ Gable roof
(show roof direction on plans)
- Soffit Overhang Length: _____

Design Details (check applicable)

☐ Soffits not permitted within 0.45m (1.5ft) of property lines

☐ Soffits within 1.2m (4ft) of neighbouring property lines are non-vented

☐ All glazing/window sizes are on the drawings

☐ Exterior walls within 1.2m (4ft) of neighbouring property lines have a fire resistance rating of 45 minutes and wall assembly details are provided.
(Walls facing the alley/street are exempt)

☐ Person door ≥ 760mm x 1980mm (2.5ft x 6.5ft)

Heated/Insulated Garage
(if applicable)

☐ Roof slope <1 in 6 = 1/150 vent area: _____

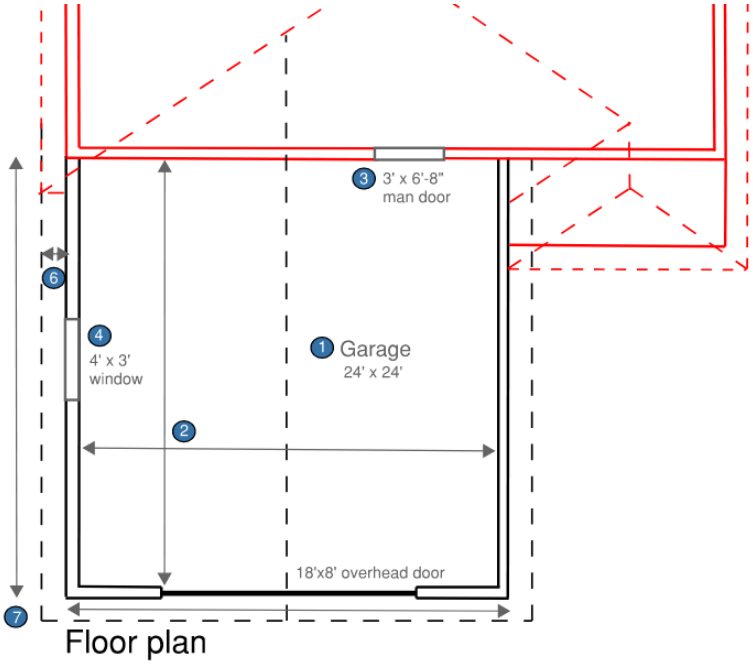
☐ Roof slope >1 in 6 = 1/300 vent area: _____
(provide venting calculations)

☐ Attic access (min. area = 0.32m² with no dim less than 500mm)

Spray Foam (if applicable)

☐ Yes (provide package) ☐No

Sample Garage Floor Plan



Legend:

1. Label rooms
2. Interior dimensions
3. Door locations and size
4. Window locations and size
5. Elevations

5a. Building height: vertical distance measured from grade level to the higher of
a) highest point of a flat roof, or
b) the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof

6. Overhang dimension
7. Exterior dimensions

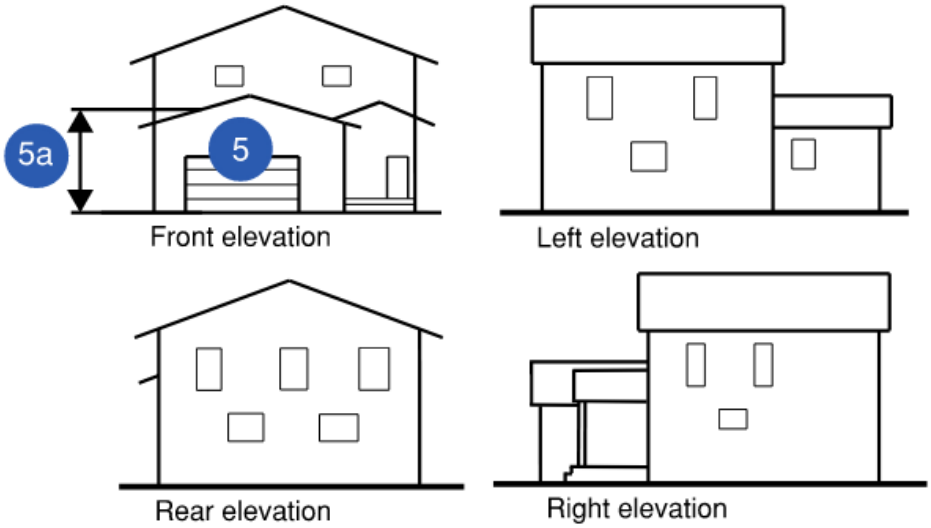


Figure 1 - Sample Garage Floor Plan & Elevations

Site Plan (metric plans preferred)

Including a site survey (Real Property Report or lot plan) with your application package is recommended to speed up the application review and increase your first-time approval rate.

If a site survey is not available, a basic lot plan (parcel picture) can be obtained from the Information Services Corporation (ISC) at no cost and can be used as the basis for a site plan. Plans must be well-drawn, properly dimensioned and include the following components (see Figure 2):

- Lot shape and size (with property lines and abutting streets and lanes labelled)
- Location and size of all existing and proposed buildings complete with dimensions to all property lines
- Easements, right-of-ways (for utilities or other)
- Decks, projections, cantilevers
- Distance from proposed eaves to property line
- Driveway location complete with dimensions of existing and/or proposed parking stalls

It's important that all dimensions of the property, existing structures and property line locations are accurate and that the proposal complies with setback requirements (see Zoning Requirements below).

Sample Site Plan

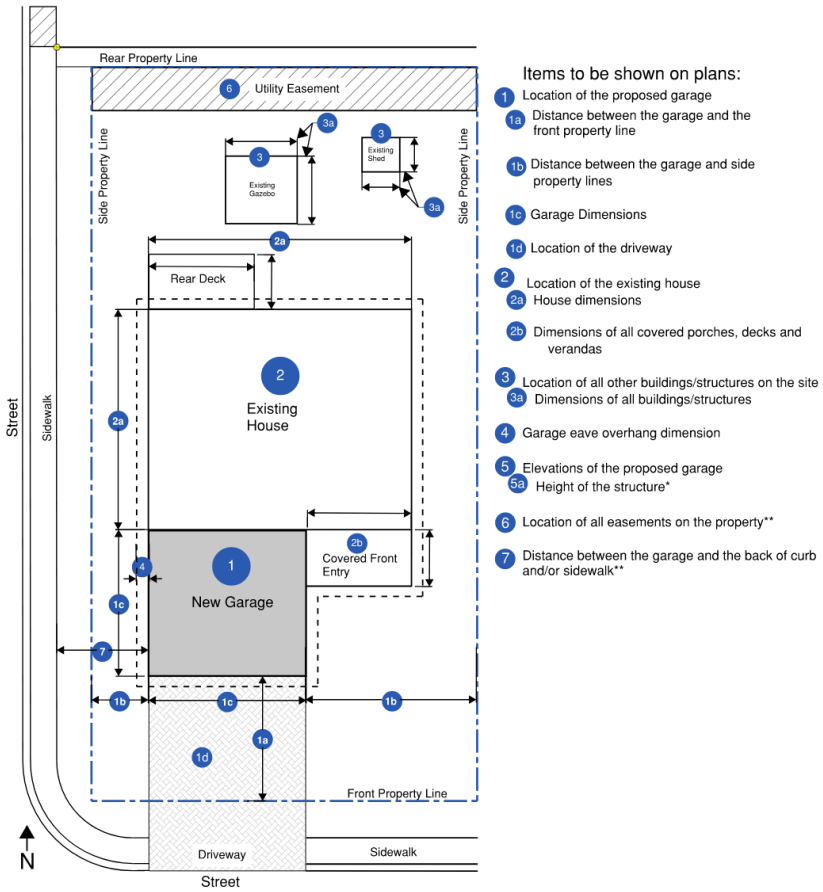


Figure 2 – Sample Attached Garage Site Plan

Attached Garage/Carport

Zoning Requirements (including setbacks)

Building a garage requires a building permit and a development permit. A building permit regulates construction according to the National Building Code, while a development permit authorizes a development according to the Zoning Bylaw. The Zoning Bylaw regulates the location, height and size of a garage on a lot. **This application includes a building and zoning review and you will be issued both a building and development permit upon approval.**

Definitions

Setbacks - The distances between a property line and the nearest wall or part of the structure. Setback requirements vary between different zones and existing site conditions.

Flankage yard - The side yard of a corner lot which extends from the front yard to the rear yard between the flankage property line and the principal building.

Coverage - The percentage of the lot which is covered by buildings or structures with a roof. Uncovered decks are not included in the total site coverage.

Property Zones

Regulations for detached garages are mostly consistent across the various residential zones with some exception. Site coverage requirements depend on the zone.

Access the City of Regina's zoning map to determine your property's current zone and any overlay zones. The zone for a property is found to the right of the "code" field in the search results window.

All regulations for each zone can be found in the Regina Zoning Bylaw 2019-19.

Development Standards

Attached garages are part of the principal building and must follow the development standards set out in each zone for principal buildings. Some properties also have overlay zones on them which have additional requirements above what is in the underlying zone. If the property is within the Residential Infill Development Overlay zone then a surveyor's certificate showing the actual front yard setback(s) of the next door lot(s) will be required to establish the front yard setback of the garage. Before finalizing your design, applicants are encouraged to contact Service Regina online or by phone at **306-777-7000** to confirm requirements as they vary depending on the zone and other factors.

Driveway Access

Driveways leading up to a garage must be a dust-free, hard surface such as asphalt or concrete. Garages accessed from a street must comply with front-yard parking requirements in the Zoning Bylaw and Regina Construction Design Standards.

Building Code Requirements

Here are National Building Code (NBC) requirements that must be met and will be inspected. Please note that this is not an exhaustive list of NBC requirements, and exceptions may apply:

Electrical Facilities

Lighting/switches (Article 9.34.2.6) - A light is required in the garage and must be controlled by a switch near the man-door. Alternatively, the light may be controlled by a built-in switch (e.g. pull switch), if it is located in an easily accessible location that is unoccupied by vehicles.

Exterior Wall Construction

Construction of exposing building faces (Article 9.10.15.5) – Attached garages within the scope of this application package are considered part of the dwelling, to which it serves.

- When the horizontal distance measured from the exterior wall face to the property line is **less than 0.6m,** the *exposing building face* and exterior walls located above the *exposing building face* that enclose an *attic* or *roof space* shall have a *fire-resistance rating* of not less than 45 min, and limitations are placed on the cladding.

- When the horizontal distance measured from the exterior wall face to the property line is **equal to or greater than 0.6m and less than 1.2m**, the exposing building face and any exterior wall located above the *exposing building face* that encloses and *attic* or *roof space* shall have a *fire-resistance rating* of not less than 45 min, and limitations are placed on the cladding.

Wall stud height and spacing (Article 9.23.10.1) - The size of lumber, the spacing and the height of studs shall conform to Table 9.23.10.1. Most commonly, this is accomplished for simple, single-storey garages (only supporting the roof) with:

Example Stud Size, Spacing, & Height for Simple Garages (supporting only a roof)		
Stud Size	**Maximum Spacing (on centre)**	**Maximum Height**
38x89mm (2 x 4)	600mm (24in)	3.0m (9ft-10 1/8in)
38x140mm (2 x 6)	600mm (24in)	3.0m (9ft-10 1/8in)
38x140mm (2 x 6)	400mm (16in)	3.6m (11ft-9 3/4in)

Designers should reference Table 9.23.10.1 for other scenarios. Designs beyond the scope of Part 9 require a professional engineer or architect, registered in Saskatchewan to seal the design (e.g. tall walls). Sealed designs must be site specific and not more than two years old.

Clear height in storage garage (Sentence 9.5.3.3.(1)) - The clear height in a storage garage shall be not less than 2m.

Top plates (Articles 9.23.11.(3) & (4)) - In most cases, a double top plate is required, the joints in the top plates are to be staggered at least one stud space, and plates are to be lapped and fastened at corner intersections. See these Articles for more details.

Wall sheathing (Table 9.23.17.2.-A) - The type, grade and thickness of wall sheathing shall conform to Table 9.23.17.2.- A for the spacing of studs being used. For example, if OSB (O-1 Grade) is used for walls where studs are spaced at 600mm (24in) on centre, the sheathing must be at least 7.9mm (5/16in) thick. Most times, the sheathing used in designs is thicker (due to availability) and satisfies the requirements.

Exterior membrane and cladding (Sections 9.27 and 9.28) - Sheathing membranes and cladding protect the exterior walls from precipitation. Most commonly, a sheathing membrane ("building wrap") is installed, and then the chosen cladding is installed. Due to the wide variety of options provided in Code, designers should refer to Sections 9.27 and 9.28 for more details as needed.

Foundation and Anchorage

Drainage (Article 9.14.6.1) - The ground shall be sloped to drain water away from the building. Ensure new construction does not change existing surface flow. To get a copy of the lot grading plan, applicants are encouraged to contact Service Regina online or by phone at **306-777-7000**.

Concrete strength (Clause 9.3.1.6.(1)(c)) – The compressive strength for concrete garage floors shall be at least 32MPa.

Slab thickness (Sentence 9.16.4.3.(1)) – Concrete slabs shall not be less than 75 mm thick exclusive of concrete topping.

Professional Design Requirements (City of Regina Bylaw No. 2023-59, Subsection 36(1)) - Foundations including foundation walls and footings for all Part 9 buildings, shall be designed by an architect or engineer. Therefore, attached garages must be sealed by a design professional licensed in the province of Saskatchewan. The Provincial Legislation also requires that the structural design professional inspect the construction of their design. This requirement is found under Section 15(2) of *The Building Code Regulations*.

Anchorage (Article 9.23.6.1.) - The anchorage requirements commonly used for attached garages includes a sill plate fastened to the foundation with anchor bolts (≥12.7mm diameter), and spaced at 2.4m on center or less. Anchorage details for carports are typically specified by the engineer/architect on file, based on the specific foundation design used.

Heated/Insulated Garages (if applicable)

Soil gas control (Subsection 9.13.4) - If the garage will be heated (or used for over four hours/day), the owner/design should consider if protection from soil gas (radon) is required, along with a rough-in for subfloor depressurization as needed based on the anticipated use of the garage. It is noted that NBC Appendix A-9.13.4.2.(3) discusses how depressurization can be exempt if the building will be used for less than four hours/day due to the limited time exposure expected.

Roof venting (Subsection 9.19.1) and access (Subsection 9.19.2) - Insulated garages must have ventilation for the roof space. Most roofs have a slope greater than 1 in 6, and therefore require unobstructed vent area equal to 1/300 of the insulated ceiling area. At a minimum, 25 per cent of the required venting must be provided at the bottom of the space (e.g. vented soffit), and 25 per cent of the required venting must be provided at the top of the space (e.g. roof-top vents). Since insulation and vapour barrier will also conceal the roof space, an access hatch at least 550mm x 900mm is required.

Insulation, air barrier & vapour barrier (Subsections 9.25.2 to 9.25.4) - Insulation is required to separate the heated garage from the exterior. Conditioned buildings are also required to have an air barrier to restrict air leakage. Vapour barrier is also required on the warm side of the wall and ceiling assemblies to reduce/stop vapour diffusion into the assemblies. Most often the air barrier and vapour barrier requirements for heated detached garages are achieved with a 6-mil poly.

Spray foam (Article 9.25.2.5) - Foamed plastics must be approved for use by the City of Regina and installed by a City approved installer if spray foam will be used as the vapour barrier. However, if an additional vapour barrier will be installed such as 6-mil poly, a City-approved spray foam product and installer are not required.

It is the contractor's responsibility to ensure a label is placed on the job site as required by CAN/ULCS705.2, including the above information and stating: *"This certificate indicates that the installed, applied spray of rigid polyurethane foam insulation meets the CAN/ULC-S705.1 – medium density – product standard. This product has been installed according to the CAN/ULC-S705.2 installation standard."*

Foamed plastic insulation protection (Article 9.10.17.10) - Where foamed plastics are used in wall or ceiling assemblies (e.g., foam insulation boards, spray foam, etc.), they must be covered by:

- an interior finish from Subsections 9.29.4 to 9.29.9 (e.g. drywall, plywood, etc.), or
- a thermal barrier meeting Sentence 3.1.5.15.(2). **Note**: these products must generally be evaluated and approved by the City of Regina prior to use. Contact Service Regina for more information at 306-777-7000.

Ventilation (Section 9.32) - If the garage will be used for substantial amounts of time, the ventilation requirements of Section 9.32 should be met. However, this application package is only for simple storage/parking garages where habitation or extended time spent within will not occur.

Energy efficiency (Section 9.36) - Buildings or portions of buildings that are not required to be conditioned spaces are exempt from the requirements of this Section (Sentence 9.36.1.3.(5)). Examples of buildings and spaces that are exempted from the requirements of Section 9.36 include storage and parking garages. **Therefore, most garages are not required to conform to the energy requirements in NBC.**

Should your storage garage contain conditioned habitable space, you may be subject to Section 9.36 and additional information would be required. This type of project would use the "Single Family Dwelling Permit Submission Package" available on Regina.ca/build.

Mezzanines, 2nd Storeys and Stairs (if applicable)

If the garage design includes 2nd storey storage or storage mezzanine, the following Code requirements must be considered. If the garage is more than one storey, it is important to note that the foundation and anchorage must be designed by an engineer or architect, or meet Part 9 requirements in Section 9.12 and 9.15.

Stair width (Article 9.8.2.1) and headroom height (Article 9.8.2.2) - Stairs shall be at least 860mm wide. The headroom height shall be at least 1950mm.

Configuration (Subsection 9.8.3) - Most commonly, stairs are constructed as straight flights. Refer to NBC for unique configuration requirements, such as winders.

Rise and run (Articles 9.8.4.1 to 9.8.4.9.)

- Treads and risers must have uniform rise and run in any flight, including top and bottom risers.
- Risers must be 125mm minimum to 200mm maximum.
- Runs must be 255mm minimum to 355mm maximum.

Landings (Subsection 9.8.6) - Landings are required at the top and bottom of each flight of stairs. In general, landings must be at least as wide and as long as the width of the stairs.

Handrail height (Subsection 9.8.7) and guards (Subsection 9.8.8) - Handrails are required on interior stairs with more than two risers (steps). Required handrails shall be 865mm to 1070mm high. If the

walking surface is 600mm or more above the adjacent surface, then a 900mm high guard must also be provided. The open space between spindles must not be more than 100mm.

Stringers (Subsection 9.8.9) - Stair stringers shall have a minimum effective depth of 90mm and overall depth of at least 235mm and shall be secured at the top and bottom. Since detached garages are considered subsidiary to the house they serve, the spacing shall be not more than 900mm o.c. (exceptions provided in Code), however closer spacing allows for thinner tread material. See Subsection 9.8.9 for more details.

2nd storey or mezzanine floors - If designed by the truss supplier, follow the truss submission process described above. Work with the foundation designer to ensure that any columns are properly supported. If dimensional lumber is used, include information to show that spans and supports comply with Part 9. Under this application package, 2nd storeys or mezzanines are only intended for storage serving the house. If the residential garage is to be used for other purposes, those applications would be required to use the Single Family Dwelling Permit Submission Package.

If the garage will serve a commercial building or be used as a commercial building, visit the Commercial Permits webpage for more information.

Pile Depth (if applicable)

Accessory buildings constructed with piles may be subject to aquifer protection regulations in the Zoning Bylaw. Applicants are encouraged to contact Service Regina online or by phone at **306-777-7000** to confirm piling requirements as they vary depending on the property location.

Roofing

Roof sheathing (Table 9.23.16.7.-A) - The roof sheathing type, grade, thickness and edge support (H-clips) to conform to the requirements of this table.

Roof slope and roofing type/provisions (Section 9.26) - Roofing to be provided to protect the building from precipitation. The type of roofing and installation shall conform to Section 9.26. A summary of slopes and applicable roofing types is shown in Table 9.26.3.1 (For example, where the slope of a roof with asphalt shingles is less than 1 in 3, the low slope requirements of Subsection 9.26.8 would apply).

Soffits

Minimum distance from property lines (Sentences 9.10.15.5.(8)-(10)) - The roof soffit is not permitted to be closer than 0.45m from the property line. This means that if the garage wall is within 0.45m of the property line, no roof soffit is permitted. However, the roof soffit is permitted to extend up to the property line (but not past the property line) where it faces the lane/street.

Non-vented soffit requirements (Sentence 9.10.15.5.(11)) - Where the roof soffit is less than 1.2m from a property line or from the centerline of the lane/street, the soffit shall not have any openings. Most commonly, unvented aluminum soffit is installed (NBC also permits 12.7mm gypsum soffit board, 11mm thick plywood, 12.5mm thick OSB or waferboard, or 11mm thick lumber).

Trusses, Rafters, Lintels and Other Engineered Products

Pre-manufactured Trusses - Pre-manufactured trusses require sealed drawings showing that they were designed by a professional engineer or architect operating within the provisions of the Professional Engineer/Architect Act in the Province of Saskatchewan. These sealed designs shall be site specific, and not more than two years old.

At a minimum, truss layouts from the supplier are required at the time of permit application. Sealed truss shop drawings from the supplier must then be submitted prior to the inspection by emailing buildingdocs@regina.ca **(Note: if the truss shop drawings are not provided prior to the framing inspection, the inspection will be cancelled and rescheduled).** Alternatively, the sealed truss shop drawings may be submitted at time of permit application, along with the truss layout by supplier.

Other engineered products - Products (such as Laminated Veneer Lumber (LVL), etc.), or structural components that are beyond the scope of the Part 9 span tables (such as lintels that cannot be verified from the NBC tables, or tall walls) are required to be sealed by a professional engineer or architect. These components must be identified on the drawings, and sealed designs must be submitted following the truss design process selected. The sealed designs must be site specific and less than two years old.

Rafters (Article 9.23.4.2. and Subsection 9.23.14) - All rafters made on site will have to be drawn for the permit application and show how they meet the snow loads and spans from Part 9 of the NBC.

Lintels (Article 9.23.12.3) - Lintels to be shown to meet the Part 9 span tables of the NBC, or they are required to be engineered, as described above. Where lintels span more than 3m, they shall be supported on each side by two trimmer studs (under the lintel) fasted to a king stud (beside the lintel). Spans less than 3m can be supported on each side by one trimmer fastened to a king stud.

Windows and Doors

Size of person door (Table 9.5.5.1) - The door size shall be at least 760mm wide by 1980mm high. Since person doors for detached garages are not specifically mentioned in Table 9.5.5.1, the final line in the Table is used requiring a minimum width of 760mm.

Windows and other glazing (Article 9.10.15.4) - The maximum allowable area of glazed openings (how many windows you can have on a building face) varies based on the area of the building face and the distance to the property line (or centerline of lane/street). For example: if the wall has a building face area of 30m^2 and is also 1.2m from the property line, up to 7 per cent of a wall can be glazed. If a wall has a building face area of 30m^2 and is 1.5m from the property line, up to 9 per cent of the wall can be glazed. The size of all windows need to be provided on the drawings so that fire spread calculations can be verified at plan review. Drawings should also include any portions of glazing found in overhead doors or person doors. Windows are not permitted where it will be less than 1.2m from the property line (unless the property line is adjacent to a street or lane).

Wood Decay Protection

Structural wood elements shall be pressure-treated where the clearance between the wood member and ground level is less than 150mm (Sentence 9.3.2.9.(3)).

If wood members are not pressure treated and are supported by concrete that is in contact with the ground, they shall have a 0.05mm polyethylene film or Type S roll roofing in between the wood and the concrete support (Article 9.23.2.3).