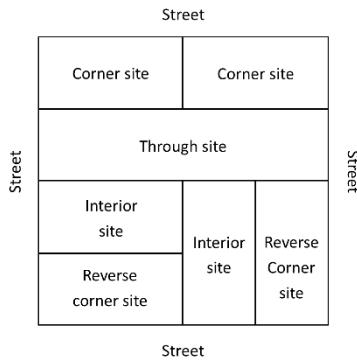


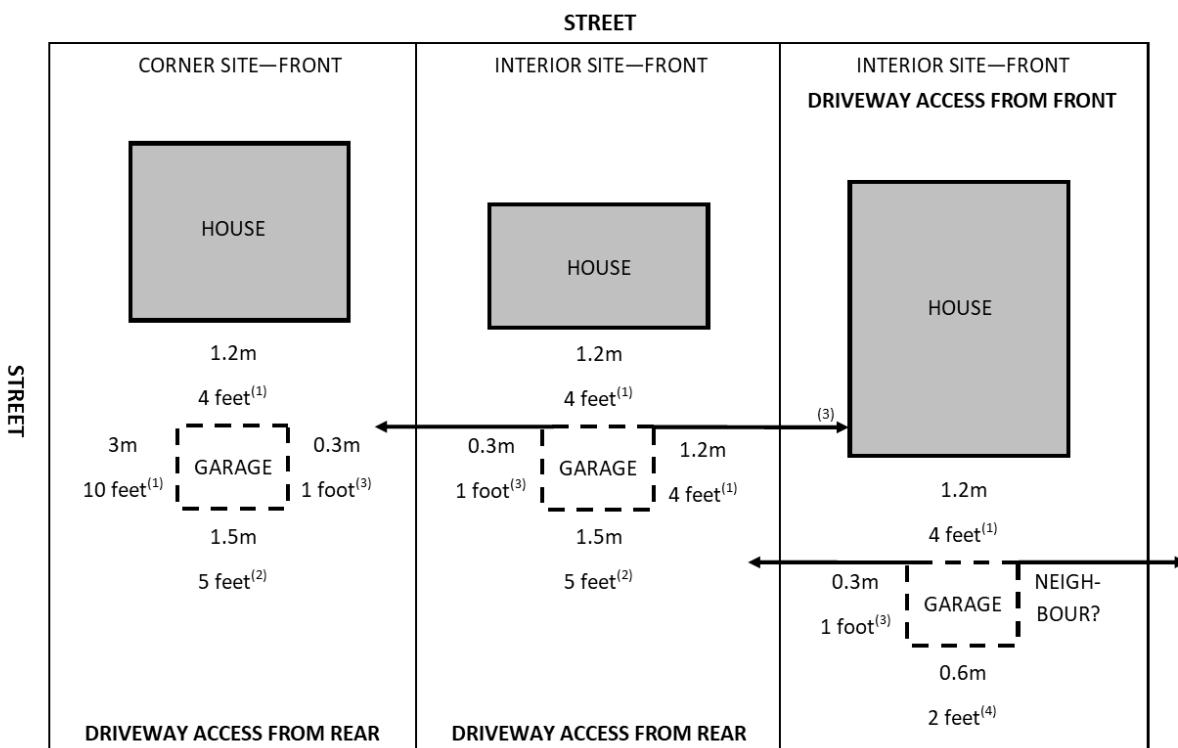
## Where can I build my detached garage?

### Interior and Corner Sites

- 25 feet (7.6m) from front property line.



- May be as close as 2 feet (0.6m) to rear property lines - eaves no closer than 1 foot (0.3m). 5 feet (1.5m) if garage access is from the rear lane – eaves no closer than 3 feet (0.9m).
- Side yard setbacks can vary depending on the type of site you have and how your neighbours home is placed relative to your home. See below for more information.
- Garage must be setback at least 4 feet (1.2m) from house.



(1) Eaves may project 2 feet (0.6m) into required setback.

(2) Eaves cannot be any closer than 3 foot (0.9m) to rear property line.

(3) If the garage wall is behind house, **and** nearest neighbours house, 1 foot (0.3m) side yard setback (including eaves).  
If the garage wall is located beside the nearest neighbours house; a 4 foot (1.2m) side yard setback is required.

(4) Eaves cannot be any closer than 1 foot (0.3m) to rear property line.

## How do I build my garage?

### What size of garage are you building?

Length:

Width:

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Height\*:

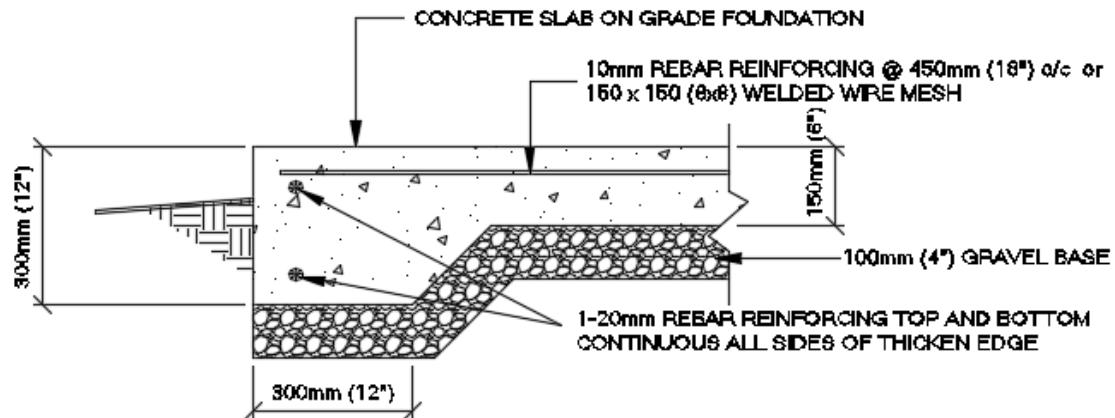
Area:

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\*Height is measured from the ground to the midway point of the peak of the roof. The maximum height allowed is 13 feet (4m) and cannot exceed the height of the house.

### Can I use a mud sill or skids as a foundation?

- If your garage is less than 592 square feet (55 square meters) in area and one storey in height you may use pressure treated wood mud sills (also known as skids) as a foundation:
  - Ground anchors must be installed to resist wind up lift.
  - Garage cannot be of masonry or masonry veneer construction.
- If your garage is greater than 592 square feet (55 square meters) but less than 753 square feet (70 square meters) you will require a concrete slab that is 6" (150mm) thick with a 12" x 12" (300mm x 300mm) thickened edge:

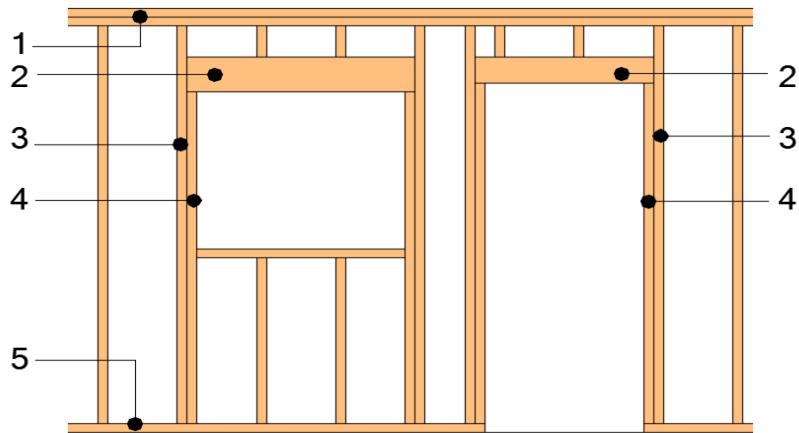


**FIGURE 1**

- Garages greater than 753 square feet (70 square meters) require foundations to be designed by a Professional Engineer registered in the Province of Manitoba.

## How do I frame my garage wall?

\*Garage wall details described below are based on a 1-storey wood frame structure that do not include any additional loads.



- (1) **Double Top Plate:** joints must be staggered at least one stud space and lapped at all corners.
- (2) **Lintel:**

WOOD LINTEL SPANS FOR WINDOWS AND DOORS			
Commercial Designation	Grade	Size of Lintels	Allowable Spans
- Spruce - Pine - Fir	No. 1 and No. 2	2 - 2 x 4 (38 X 89 mm)	3'11" (1.19m)
		2 - 2 x 6 (38 x 140 mm)	5'10" (1.79m)
		2 - 2 x 8 (38 x 184 mm)	7'2" (2.18m)

\*Built up lintels must be full-length members. Do not splice lintels between supports.

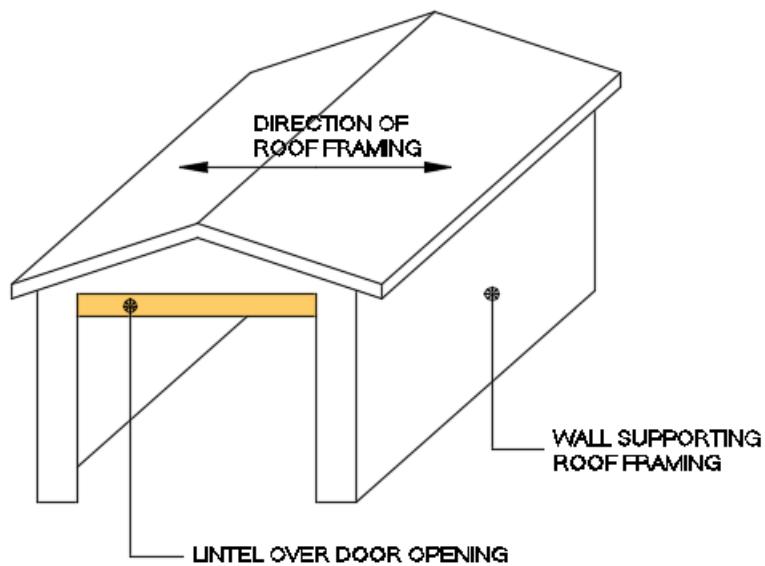
- (3) **Common Stud:** to be spaced 16" (400mm) or 24" (600mm) on center. One continuous common stud is to be located on each side of a window or door opening.

SIZE AND SPACING OF STUDS				
Type of Wall	Supported Loads	Minimum Size	Maximum Spacing	Maximum Unsupported Height
Exterior	Roof with or without attic	2 x 3 (38 X 64 mm)	16 inch (400mm)	7'10" (2.4m)
		2 x 4 (38 x 89 mm)	24 inch (600mm)	9'10" (3.0m)

- (4) **Trimmer Stud:** to run from the top of the bottom plate to the underside of the lintel.
- (5) **Single Bottom Plate:** to be anchored with 1/2" (12.7mm) diameter anchor bolts, at a maximum spacing of every 7'-10" (2.4m) on center. An anchor bolt must be placed at each side of a door opening, and at each end of the wall. The bottom plate shall be pressure treated material **or** a layer of 6 mil poly shall be installed under the bottom plate.

## What size lintel do I need for my garage overhead door?

For lintels not supporting the roof load:

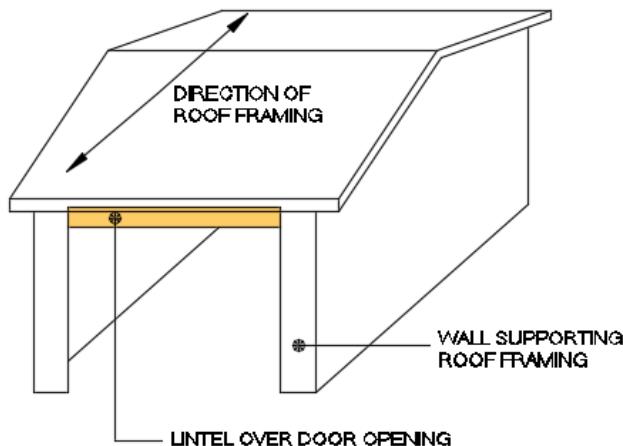


**LINTEL NOT SUPPORTING ROOF LOAD**

Commercial Designation	Grade	Door Size	Lintel	Commercial Designation	Grade	Door Size	Lintel
			(in.)				(mm)
- Spruce - Pine - Fir	No. 1 and No. 2	8' - 0"	2 - 2x6	- Spruce - Pine - Fir	No. 1 and No. 2	2.44m	2 - 38 x 140
		9' - 0"	2 - 2x8			2.74m	2 - 38 x 184
		10' - 0"	2 - 2x8			3.04m	2 - 38 x 184
		12' - 0"	2 - 2x8			3.65m	2 - 38 x 184
		14' - 0"	2 - 2x10			4.27m	2 - 38 x 235
		16' - 0"	2 - 2x10			4.88m	2 - 38 x 235

\*Built-up lintels must be constructed of full-length members. No splicing of members is permitted between supports.

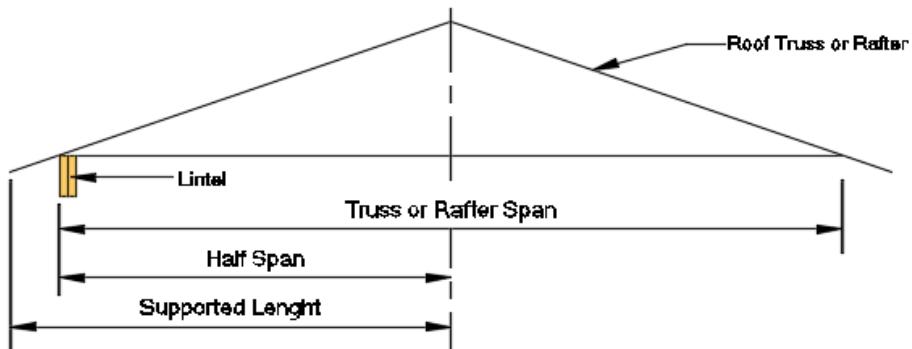
## For lintels supporting the roof load:



**LINTEL SUPPORTING ROOF LOAD**

Commercial Designation	Grade	Support Length	Door Size					
			8' - 0"	9' - 0"	10' - 0"	12' - 0"	14' - 0"	16' - 0"
- Spruce - Pine - Fir	No. 1 and No. 2	8' - 0"	2 - 2x8	2 - 2x10	2 - 2x10	2 - 2x12	Engineered	Engineered
		10' - 0"	2 - 2x10	2 - 2x10	2 - 2x12	3 - 2x12		
		12' - 0"	2 - 2x10	2 - 2x10	3 - 2x12			
		14' - 0"	2 - 2x12	3 - 2x12				
		16' - 0"	3 - 2x10	3 - 2x12				

\*Built-up lintels must be constructed of full-length members. No splicing of members is permitted between supports.



**LINTEL SUPPORTING LENGTH**

## Notes to Over Head Door Lintel Span Table (Supporting Roof Load)

- Supported length means half the span of the truss, rafter or roof joist supported by the lintel plus the length of the overhang beyond the lintel (see Lintel Supporting Length Diagram).
- If the supported length is between the size shown in the Over Head Door Lintel Span Table (Supporting Roof Loads), use the column with the greater depth.
- In column spaces marked with **Engineered**, or supported lengths and lintel size beyond what is shown in the table, a professional engineer shall be consulted.
- A minimum end support of 1.5" (38mm) bearing length for lintels up to 9'-10" (3m) is required, for lintel spans greater than 9'-10" (3m) a minimum 3" (76mm) bearing length is required.

## How do I build my garage roof?

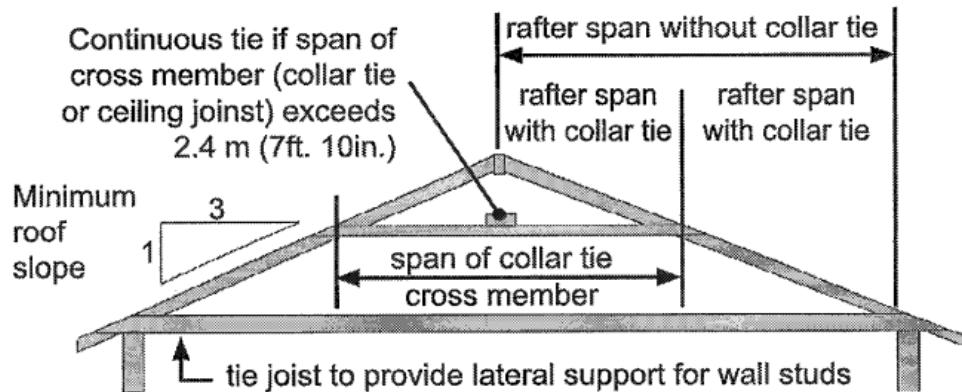
There are two basic methods for framing the garage roof. They are:

**Framing with pre-manufactured roof trusses**

Roof Truss manufacturers and suppliers will provide a truss framing plan (with layout and bracing details) that must be followed when installing the roof truss system.

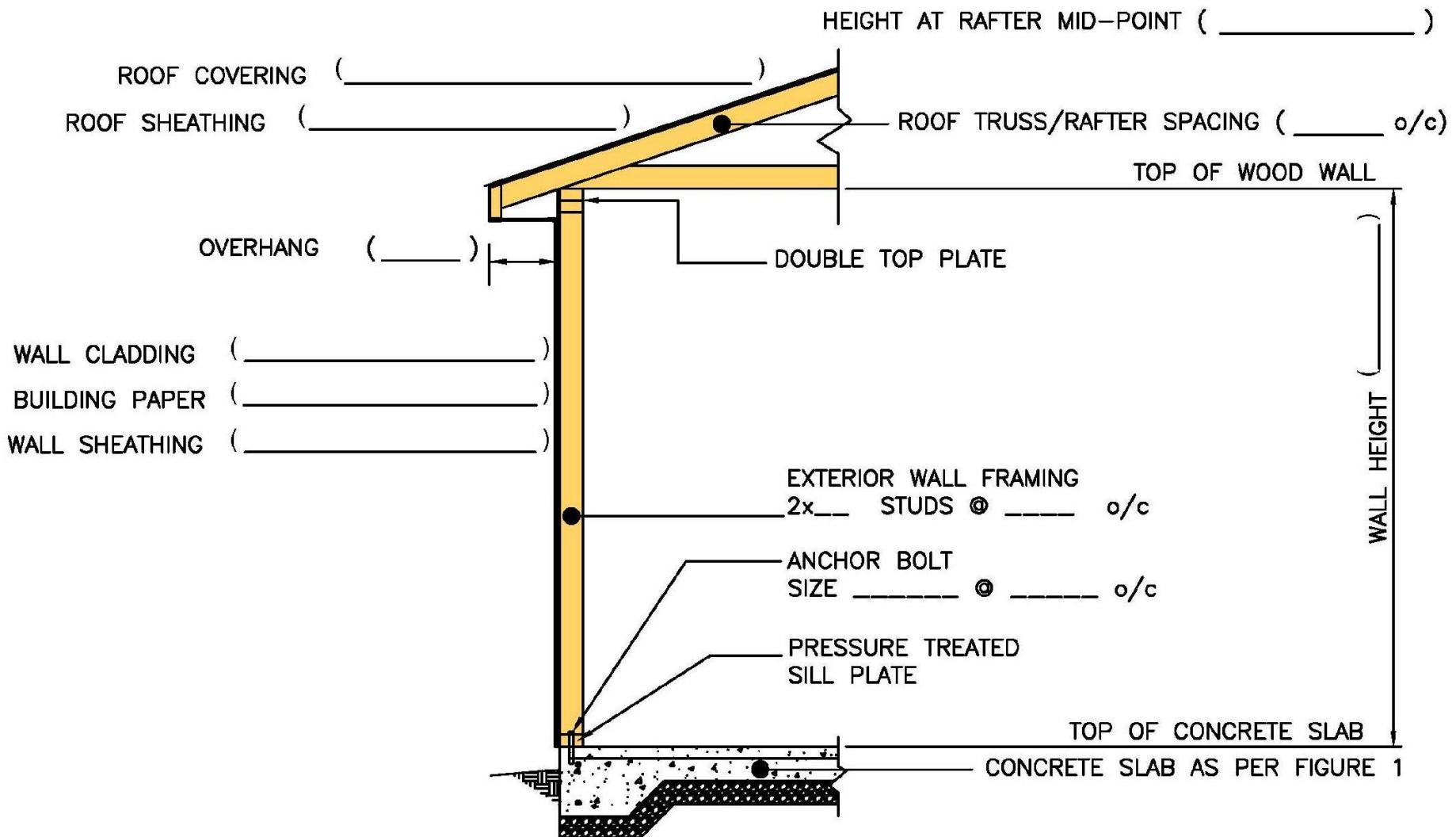
**Conventional framing**

Also known as stick framing. The figure below shows a typical cross section of a common or gable roof. The table below indicates the maximum rafter spans for various species and size of rafter. Note that the figure below makes use of collar ties as a means of reducing a full rafter span into two smaller spans. Collar ties can only be used in this fashion when the roof slope is 1 in 3 or greater.

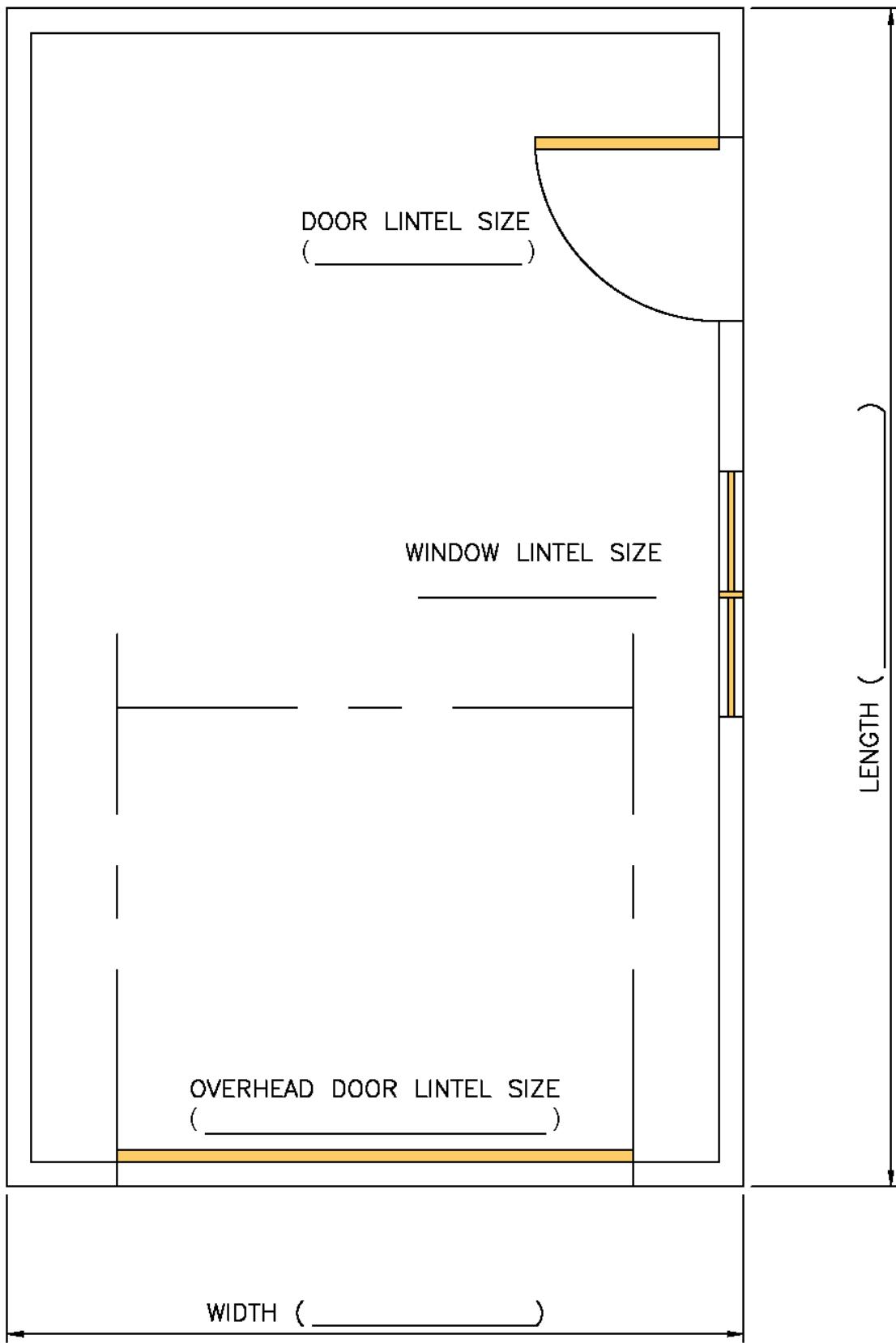


Commercial Designation	Grade	Member Size (in.)	Rafter Spacing			Member Size (mm)	Rafter Spacing		
			12 in.	16 in.	24 in.		300 mm	400 mm	600 mm
			Maximum Span feet-inch				Maximum Span meters		
- Douglas - Fir - Larch	No. 1 And No 2	2 x 4	9-4	8-6	7-5	38 x 89	2.86	2.59	2.27
		2 x 6	14-9	13-5	10-11	38 x 140	4.49	4.08	3.34
		2 x 8	18-10	16-4	13-4	38 x 184	5.74	4.97	4.06
		2 x 10	23-0	19-11	16-3	38 x 235	7.02	6.08	4.96
		2 x 12	26-9	23-2	18-11	38 x 286	8.14	7.05	5.76
- Spruce - Pine - Fir	No. 1 And No 2	2 x 4	8-11	8-1	7-1	38 x 89	2.72	2.47	2.16
		2 x 6	14-0	12-9	11-2	38 x 140	4.28	3.89	3.40
		2 x 8	18-5	16-9	14-6	38 x 184	5.62	5.11	4.41
		2 x 10	23-7	21-5	17-8	38 x 235	7.18	6.52	5.39
		2 x 12	28-8	25-2	20-6	38 x 286	8.74	7.66	6.25

\*When using 24" (600mm) spacing with panel type roof sheathing less than 1/2" (12.7mm) thick, supports must be provided at each edge of the panel including those meeting at the ridge. You may use H-clips or solid blocking.



WALL CONSTRUCTION DETAIL



FLOOR PLAN