

BUILDER BULLETIN #2016-01

(February 23, 2016)

DETACHED GARAGES

For residential subdivisions having detached garages, a separate permit application is required for every separate building on a lot in order to properly record mandatory inspections and coordinate occupancy for each, separate building. A standard procedure is required for certified model and building permit application submissions where a house and a detached garage are located on the same lot.

Certified Model Applications:

- A certified model application is required for each house model type that will be repeated in the subdivision. Drawings for each model type of detached garage and elevation shall be included with each certified model application for a house. A separate certified model application will not be required for the detached garage.
- The review fee of the certified model which includes the detached garage will be based on the greatest gross floor area of the model options / elevations of the house plus the gross floor area of the largest detached garage.

Building Permit Applications:

- A repeat residential (RR) permit application is required for each house on a lot. The model type and elevation are noted on the siting and on the description field of the application form. The usual information of schedules (if applicable), siting stamped for grading and architectural control, is required upon submission. The permit fee for the house is calculated in accordance with the building by-law based on a cost per sq. m. GFA basis. The permit fee does not include the area of the proposed garage on the lot.
- A repeat residential revision (RR) permit application is required for the detached garage on a lot. The building permit application will have the work description of “detached garage” along with the model type and elevation of the garage. The building permit application numbering convention will be **2016-XXXXXX-000-01**. The information required with the application is the siting with the house and garage model types and elevations, including the grading and architectural control stamps. The permit fee for the revision will be the minimum residential flat fee for a detached garage (currently \$217.36 in the 2016 by-law).

- The applicant is requested to organize the submission for building permit applications for the lots so that the RR repeat application for the house is together with the RR repeat revision application for the detached garage.

Permit Issuance:

- Upon completion of the plans review of the applications, a building permit will be issued for each separate building.

Inspections:

- The builder must make arrangements for inspections as they are required. Each permit for the house and the detached garage will have separate inspections and will be booked separately with the Inspector.
- Upon Inspector sign off of the mandatory inspections, an occupancy permit will be issued for each separate building.

Any questions, clarification or to obtain general information regarding the above please contact – Anthony Magnone, Regulatory Coordinator, City of Brampton, Building Division.

Sincerely,

Lillyan McGinn,
Acting Director of Building and Chief Building Official