

Section 9.35. Garages and Carports

9.35.1. Scope

9.35.1.1. Application

- 1) This Section applies to garages and carports serving not more than one *dwelling unit*.

9.35.1.2. Construction Requirements

- 1) The construction of a garage or carport shall conform to the requirements for other *buildings* in this Part except as provided in this Section.

9.35.2. General

9.35.2.1. Carport Considered to be Garage

- 1) Where a roofed enclosure used for the storage or parking of motor vehicles has more than 60% of the total perimeter enclosed by walls, doors or windows, the enclosure shall be considered a garage.

9.35.2.2. Garage Floor

- 1) Where an attached or built-in garage is provided and where adjacent spaces in the *building* are less than 50 mm above the garage floor,
 - a) the garage floor shall be sloped to the outdoors, or
 - b) where the garage can accommodate not more than 3 vehicles, an airtight curb or *partition* not less than 50 mm high shall be installed at the edges of the garage floor adjacent to interior space.

(See Note A-9.35.2.2.(1).)

9.35.3. Foundations

9.35.3.1. Foundation Required

- 1) Except as permitted in this Subsection, *foundations* conforming to Sections 9.12. and 9.15. shall be provided for the support of carport and garage super-structures, including that portion beneath garage doors.
- 2) Detached garages of less than 55 m² *floor area* and not more than 1 *storey* in height that are not of masonry or masonry veneer construction are permitted to be supported on
 - a) wood mud sills, or
 - b) a 100 mm thick concrete floor slab.

9.35.3.2. Protection from Damage due to Soil Movement

- 1) In clay-type *soils* subject to significant movement with a change in *soil* moisture content, the *foundation* depth of carports or garages connected to a *dwelling unit* directly or by a breezeway shall be approximately the same depth as the main *building foundation*.
- 2) Where slab-on-ground construction is used, a construction joint shall be provided between the main *building* slab and a slab serving an attached garage, breezeway or carport.
- 3) Except as provided in Section 9.12., *foundations* for attached unheated garages or carports shall be below frost level.

9.35.3.3. Drainage

- 1) Detached garages of less than 55 m² *floor area* and not more than 1 *storey* in height that are not of masonry or masonry veneer construction need not conform with the *foundation* drainage requirements stated in Section 9.14., where the finished ground level is at or near the elevation of the garage's floor and where the ground slopes away from the *building*.

9.35.3.4. Column Piers

- 1) Piers for the support of carport columns shall extend not less than 150 mm above ground level.
- 2) Piers referred to in Sentence (1) shall project not less than 25 mm beyond the base of the column but in no case be less than 190 mm by 190 mm in size.

9.35.4. Walls and Columns**9.35.4.1. Interior Finish**

- 1) Interior finish need not be applied to garage and carport walls.

9.35.4.2. Columns

- 1) Columns for garages and carports shall conform to Section 9.17., except that 89 mm by 89 mm wood columns may be used.

9.35.4.3. Anchorage

- 1) Garage or carport walls and columns shall be anchored to the *foundation* to resist wind uplift in conformance with Subsection 9.23.6., except that where a garage is supported on the surface of the ground, ground anchors shall be provided to resist wind uplift.