

Is a Building Permit Required?

Building permits are usually required for:

- new building construction
- garages and carports
- decks (in some locations decks not more than 600 mm above the adjacent ground surface may not need permits)
- swimming pools and hot tubs (in locations that have applicable bylaws)
- mobile homes
- renovation, alteration or addition to an existing building
- demolition of an existing building
- basement development in a dwelling unit
- fireplaces, wood stoves and heaters
- retaining walls
- change of use or occupancy of a building
- work to remedy an unsafe condition or fire official's order
- temporary buildings

Building permits are not usually required for: (* See note below *)

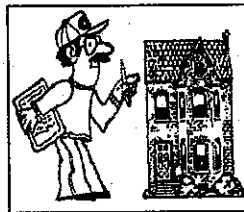
- fences
- driveways and parking lots
- sidewalks
- painting, decorating, laying carpet and general maintenance
- replacement using the same materials and not affecting structural, electrical or mechanical systems (roofing, siding, windows)
- accessory buildings (garden sheds, tool sheds) not greater than 10 m² in area (limit of one per property)
- swimming pools and hot tubs less than 600 mm in depth

** Development permits MAY be required. Please ensure you check with your local jurisdiction **

Handwritten scribbles

To book an inspection,
please call our office at
306-536-1799
24hrs/day, 7 days a week
(leave a message, if necessary)

For liability reasons, we cannot
provide technical design on any work
in progress. We can, however, discuss
alternatives and National Building
Code interpretation with you.



Professional Building Inspections, Inc.

P.O. Box 546 Stn Main
White City, Saskatchewan
S4L 5B1

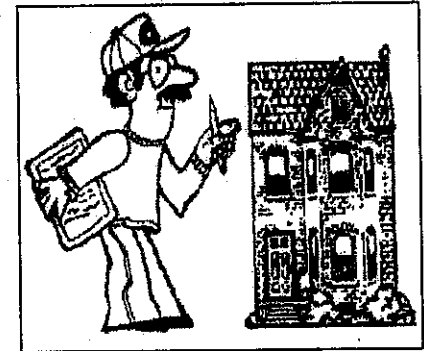
Phone: 536-1799

Fax: 781-2112

Professional Building Inspections, Inc.

Inspections

When building a new home, new garage or new deck, you will receive scheduled on-site inspections by a licensed building official, as well as a plan review.



Professional Building Inspections has been in business since 1991. We are Saskatchewan's **largest and most qualified independent inspection company**. We offer National Building Code Inspections, Pre-purchase Home Inspections, Reserve Fund Condominium Studies, and Radon Inspections.

Phone: 536-1799

Required Site Inspections For Your New Home, Garage or Deck

#1 Foundation Engineered Concrete Foundation

(New home & post-move permits)

A foundation inspection is required once the forms, footings or walls are up, the steel is in place, and **just prior to the concrete pour**. Foundation reinforcing steel size and placement will be inspected to ensure it meets the engineer's specifications. Footings, floor joists, beams and teleposts will also be inspected at that time.

OR

Engineered Wood Foundation

Conformance to an engineer's specifications, CSA standards & National Building Code is required. An inspection will be done **prior to backfilling** to ensure the weeping tile and wall blocking/bracing is in place, preventing stud and sheathing movements.

#2 Framing

(New home or insulated building)

A framing inspection is required once the framing is complete, plumbing and heating is roughed in, and **prior to installing the insulation**.

A framing inspection is only required on a garage, renovation or addition if it is being insulated.

#3 Final

(All buildings and construction projects)

The final (**occupancy**) inspection is scheduled upon the completion of a new home and **before moving in** (sleeping over night). Some exterior work can be in progress or suspended due to weather.

For a deck, non-insulated garage, or other non-insulated building project, this is the only inspection required when construction is completed.

Note: Random inspections can be done at any time during the construction period to follow up on a previous inspection or to spot check other stages of construction for NBC conformance.

*It is the builder's responsibility (**before occupancy**) or the homeowner's responsibility (**after occupancy**) to inform the contractor(s) that these inspections are required.*

Contractors should be advised to call our office (536-1799) to book the inspection at least 48 hours in advance of the concrete pour/backfilling, insulating, and homeowners moving in to ensure that no unnecessary delays or penalties occur.

Failure to do so can result in the homeowner being charged for re-inspections, another permit fee, or penalized until the building project is completed.