

# SVOBODA HOMES CONSTRUCTION & INSPECTIONS

**Jeffery J. Svoboda**

Licensed Building Inspector Licence # BOL474

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## **PERMIT APPLICATION GENERAL REQUIREMENTS January 2022**

1. **Building Permit not required:** for storage shed structures less than 300 sq. ft. & decks less 24" above grade.
2. Submit a Site Plan with the Location/ Legal Description. Plan includes utility locations, service entrances, setbacks to property lines, easements, driveway & parking.
3. Detailed description of Work and/or intended use or occupancy of the building be filled out on Application Form.
4. Submit a set of Blueprints drawn by a Professional Architect, who is registered or licensed to practice in the Province of Saskatchewan. Name of Architect or Company name must be indicated on Blueprints.

Plans must include:

- Foundation Plan
  - Elevational Drawings
  - Building Sections
  - Window & Door Schedule
  - Floor Plans: Basement, 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor, etc.
  - Detail Drawings regarding Construction requirements: structural, ventilation, waterproofing, exterior/interior finishes, etc.
5. Mobile/Modular Homes & Park Model Trailers require a Floor Plan, CSA Number, Serial Number, Manufacture & Year be submitted with Application.
  6. The following concrete foundations are to be designed by a Professional Engineer or Architect, registered to practice in the Province of Saskatchewan; pile foundations, pile and grade beam foundations, foundations with a depth of less than 1.2 m (4'), slabs on grade supporting two storeys, slabs on grade for detached garages & accessory buildings greater than 100 m<sup>2</sup> and complicated foundations deemed necessary by the Building Inspector. These drawings are to be stamped by Engineer. An Engineer's Certificate of Compliance must be submitted upon completion.
  7. **Metal screw pile** foundations in combination with steel or wood beams, PWF walls or ICF concrete or concrete grade beams; including steel screw pile configuration, are to **be designed by a Structural Engineer, registered to practice in the Province of Saskatchewan. These drawings are to be stamped by Engineer. An Engineer's Compliance Certificate must be submitted upon completion.**
  8. ICF insulated concrete foundation and walls must conform to the NBC meeting the requirements of CCMC evaluation. **Must be erected under direct supervision of the Manufacturer or an Installer certified by Manufacturer.**
  9. **All Preserved Wood Frame Foundations** are to be built according to CAN/CSA-S406 "Construction of Preserved Wood Foundations" or **designed by a Professional Engineer.**
  10. Structures with crawl spaces must conform to NBC Section 9.18. regarding access, ventilation, drainage heights(clearance), ground cover and fire protection.
  11. Accessory buildings/detached garages up to 100 m<sup>2</sup> and only 1 storey in height can conform to Document pertaining to "ACCESSORY BUILDINGS & DETACHED GARAGES" available from Building Official or Municipality having jurisdiction.

Please contact Building Official (Inspector) with any questions or inquiries regarding filing a Permit Application. If requirements are in place at time of filing Permit Application, process will be efficient, streamline and timely. Thank you.

Building Inspector: **Jeffery J. Svoboda**

Building Official Licence No. **BOL474**

Signature: \_\_\_\_\_





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## **PERMIT APPLICATION & ENERGY CODE REQUIREMENTS January 2022**

The Government of Saskatchewan has amended *The Uniform Building and Accessibility Standards Regulations* (the UBAS Regulations). Previously, the 2015 edition of the National Energy Code of Canada for Buildings (NECB) was scheduled to come into force on January 1, 2018. The UBAS Regulations now require the 2017 edition of the NECB to come into force on January 1, 2018 for any new building permit issued on or after that date. Government Relations, in conjunction with a number of stakeholders, has developed a guide which is intended to help local authorities understand and enforce the NECB in their jurisdiction. This guide will be posted to the [www.saskatchewan.ca/buildingstandards](http://www.saskatchewan.ca/buildingstandards) shortly and is also available by contacting [BuildingStandards@gov.sk.ca](mailto:BuildingStandards@gov.sk.ca).

### **National Building Code of Canada Section 9.36.**

#### **Implementation of Energy Codes in Saskatchewan**

The UBAS Act adopts the NBC, as amended by Saskatchewan, and establishes the minimum standard for *building*, accessibility, and energy efficiency. NBC Section 9.36. came into force January 1, 2019, without amendment. All permits for construction which are issued on or after this date are subject to the application of NBC Section 9.36.

In Saskatchewan, subsequent editions of the NBC (including NBC Section 9.36.) will be automatically adopted one year after the date of publication. There are four possible paths for complying with NBC Section 9.36. with each path having some limitations on its use, as identified in the wording of the NBC Section 9.36. NBC Section 9.36. can be applied using one of the following approaches:

- a prescriptive path;
- a prescriptive path with trade-off provisions;
- a performance path; or,
- the NECB.

*Local authorities* may also accept either certification programs as being deemed compliant or an alternative solution for the purpose of compliance. A *building's owner*, in consultation with the *appropriate local authority*, can decide which of the four compliance paths to use, taking into account the size of the *building* and its intended use. A *competent person* may also submit an alternative solution demonstrating that the performance of an alternative solution demonstrating that the of the *building* satisfies the objective and function statements attributed to NBC Section 9.36. as a performance means of compliance. *Local authorities* have the discretion to accept or reject an alternative solution.

The general scope of the NBC Section 9.36. applies to:

- *building envelope*;
- HVAC equipment; and
- service water heating equipment.

#### **National Energy Code for Buildings Path**

All *buildings* that are permitted to be designed in accordance with NBC Section 9.36. can be designed using the NECB. A professional *designer* is required for the design of energy efficiency requirements of a *building* if the *owner* chooses to apply the NECB for *building* performance. A *competent person* may design a *building* that is still within NBC Part 9 but *owners* would have to employ a professional *designer* to verify compliance with the NECB. Please see Part III of this guide for NECB requirements for *buildings*.

Plans must be designed for the Climatic Zone the building is to be constructed. For Example: Location: Brightsand Lake or Turtle Lake use Zone 7B - Meadow Lake 6280 HDD. Any questions please contact me.

Please contact Building Official (Inspector) with any questions or inquiries regarding filing a Permit Application. If requirements are in place at time of filing Permit Application, process will be efficient, streamline and timely. Thank you.

Building Inspector: **Jeffery J. Svoboda**

Building Official Licence No. **BOL474**

Signature: \_\_\_\_\_





# **Plan Review and Building Inspection Rates (2022)**

## **Resort Village of Kivimaa-Moonlight Bay**

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<b><u>Building Item</u></b>	<b><u>Plan Review/Inspection Fee(\$)</u></b>
Plans Examination & Report Fee	\$100.00
Single Family Dwelling (Stick Built)	\$5.00/\$1,000.00 (Max. \$2000)
SFD Additions, Relocate or New Foundation	\$5.00/\$1,000.00 (Min. \$400 - Max. \$2000)
Ready to Move Homes (RTM-No Att. Garage)	\$.40/ft <sup>2</sup>
Ready to Move Homes (RTM-W/Att. Garage)	\$.40/ft <sup>2</sup> + \$400.00
Accessory Buildings/Garages (300 ft <sup>2</sup> to 600 ft <sup>2</sup> )	\$400.00
Accessory Buildings/Garages (600 ft <sup>2</sup> to 2000 ft <sup>2</sup> )	\$500.00
Carports	\$300.00
Mobile/Modular Homes	\$300.00
Park Model Trailer	\$300.00
Bunkhouses	\$300.00 (Min.)
Decks (> 24" Above Grade)	\$100.00
Covered Decks (> 24" Above Grade)	\$200.00
Basement Developments	\$300.00

### **Notes:**

1. Costs per thousand must include a material & labour price as if it were awarded to lowest bidder (not including price). \$160.00-\$200.00 per sq.ft. used as a reference for cost.
2. A minimum 7 day inspection notice will be required for all inspections.
3. Two sets of blue prints are to be collected & forwarded for plan review along with site plan, building permit, and map. Municipality will be invoiced with GST upon completion and return of plan review. One set of drawings, with 2 copies of the plan review report will be forwarded for municipality to distribute back to owner/contractor. Engineer involvement may be required at the discretion of the Building Inspector on projects that do not conform to the National Building Code; this is the responsibility of the owner/contractor.
4. Unusual structures (i.e. de-tached garage with living space above) will be invoiced at a cost/thousand fee.
5. Order writing subject to \$100.00 per/hour fee. Mileage cost is \$1.00/Km.
6. If Permit is cancelled, Plans Examination & Report Fee (\$100) plus GST will not be refunded.
7. Permits may be expired at the inspector's discretion if work has been abandoned for a period of 1 year. Most permits will be given 2 year time period to complete the work and call for inspections. If after 2 years a final inspection has not been called in, a final inspection report may be completed & given to the owner to sign off, new permit to be obtained.
8. Storage shed structures less than 300 sq. ft. and decks less than 24" above grade do not require a building permit.