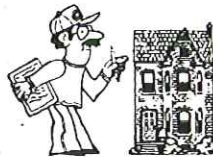




DECKS

- PBI Plan Review Checklist
- Town of White City Application for Building Permit
- Residential Development Permit
- PBI Deck Specifications



**Professional
Building
Inspections, Inc.**

Mailing Address: P.O. Box 546 Stn Main, White City, SK S4L 5B1
 Office Address: 64 Great Plains Road, Emerald Park, Saskatchewan
 Ph: 306-536-1799 Fax: 306-781-2112
 E-mail: office@pro-inspections.ca

Plan Review Checklist

Home Owners/Builders: The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

New Home, Addition, Attached Garage or RTM (Check off items below that are being provided to PBI)

REQUIRED for Plan Review	New Home	Addition	Attached Garage	RTM
2 sets of site plans				
2 sets of Structural/Architectural plans				Supplier Inspection Report
2 sets of Engineered foundation design (site specific)				
Loading on concrete telepost pads or piles			N/R	
Wood and/or steel beam sizes				
Geo-Tech report (if applicable)				
Provide As They Become Available				
2 sets of Engineered roof truss design (site specific)				
2 sets of roof truss layout(s) (site specific)				
2 sets of Engineered floor truss design (site specific)			N/R	
2 sets of floor truss layout(s) (site specific)			N/R	
Residential Mechanical Ventilation Design Summary			N/R	
Manufacturer's installation specs for fireplace/woodstove			N/R	

NOTE: 2 COPIES OF ALL DOCUMENTS AND SPECIFICATION SHEETS ARE REQUIRED

- | | |
|---|---|
| <input type="checkbox"/> Detached Garage Specifications sheet | <input type="checkbox"/> Deck Specifications sheet |
| <input type="checkbox"/> Structural Engineer foundation design (unless slab)
<input type="checkbox"/> Site plan | <input type="checkbox"/> Sketch of deck
<input type="checkbox"/> Site plan |
| <input type="checkbox"/> Basement Development Specifications sheet | <input type="checkbox"/> Renovation Specifications sheet |
| <input type="checkbox"/> Sketch of basement development
<input type="checkbox"/> Fireplace manufacturer's installation specs ← (if applicable) → | <input type="checkbox"/> Sketch of floor plan
<input type="checkbox"/> Fireplace manufacturer's installation specs |

Home Owner/Builder

Name: _____

Phone # _____

Email: _____

Fax # _____

Construction Site

Address: _____

Lot _____ Block _____

Municipality: _____

Date: ____ / ____ / ____
(Day / Month / Year)

Town of White City, Saskatchewan
APPLICATION FOR BUILDING PERMIT

I hereby make application for a permit to Construct
 Alter a building
 Reconstruct
 according to the information below and to the plans and documents attached to this application.

Civic address or location of work _____

Legal description: Lot _____, Block _____, Plan _____

Owner _____ Address _____ Telephone _____

Designer _____ Address _____ Telephone _____

Contractor _____ Address _____ Telephone _____

Nature of work _____

Intended use of building _____

Size of building _____ Length _____ Width _____ Height _____

Storeys – No. _____ Fire Escapes _____

If public building, state width of stairways _____ No. _____

Width of exists _____ No. _____

Construction Details:

Footings _____	Material _____	Size _____
Foundations _____	Material _____	Size _____
Exterior Walls _____	Material _____	Size _____
Roof _____	Material _____	Size _____
Studding _____	Material _____	Spacing _____
Floor Joists _____	Material _____	Spacing _____
Girders _____	Material _____	Spacing _____
Rafters _____	Material _____	Spacing _____
Chimneys _____	No. _____	Size _____
	Material _____	Thickness _____

Heating _____ Lightning _____ Plumbing _____

Foundation Soil classification and Type _____

Estimated cost of building (excluding site) \$ _____

Floor area of building (excluding unfinished basement) _____ square metres.

Business License:	\$ _____	420-700-200
Builders Deposit	\$ 1000.00	210-300-600
Ditch Maintenance Deposit Fee:	\$ 400.00	210-300-300
Building Permit Fee:	\$ _____	420-710-100
Refundable Permit Fee:	\$ 600.00	210-300-200
Water Meter Deposit:	\$ 200.00	210-300-100
Sewage Installation Deposit:	\$ 200.00	210-300-200
Water Charge:	\$ 70.00	440-190-900
Total Fee	\$ _____	

I hereby agree to comply with the bylaw of the municipality respecting building and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw of the municipality and applicable Acts and regulations regardless of any review of drawings or inspections that may or may not be carried out by an inspector.

Signature of Owner or Agent

Building Permit Approval:

_____, 20_____
Date

Authorized Agent

FORM B To Bylaw 443-05

_____ of _____, Saskatchewan

BUILDING PERMIT # _____

_____, 20_____

Permission is hereby granted to _____

to _____ a building to be used as a _____

on civic address or location _____

Lot _____ Block _____ Plan No. _____ in accordance with the

application dated _____. This permit expires 2 years from the date of issue

if work is not commenced within that period or if work is suspended for a period of six months.

Grade lines of the building site are to be indicated below and as show on the diagram.

This permit is issued under the following conditions:

Any deviation, omission or revision to the approved application requires approval of Council or its authorized representative.

Estimated cost of building \$ _____ Permit fee \$ _____

Authorized Municipal Official

Residential Development Permit

You are advised to check the regulations in the Town's Zoning Bylaws and other Town Bylaws concerning the type of development prior to completing this application. Fill out only those sections of the application which are relevant to your proposal. Attach additional sheets if necessary.

1. Applicant:

Name: _____

Address: _____

2. Property Owner

Name: _____

Address: _____

3. Legal Land Description

Lot or Parcel _____ Block _____ Plan# _____

Civic Address: _____

4. Proposed Development:

Change use of lot or building. Describe proposed new use.

New building(s) to be constructed

Existing building(s) to be renovated or altered

Existing building(s) to be relocated within the lot

Number of buildings _____

Intended use of building(s): Principal Accessory

Size of building(s): Principal _____

Accessory _____

Size of existing building _____

Demolish existing building or remove from lot Yes No

Other types of Development (include site Plan/Plot Plan)

Driveway, Pool, Fencing, etc. type of development (identify) Please include sketch of proposed driveway width and culverts. _____

5. Lot Plan

When construction of new buildings or adding to or moving buildings is proposed, provide a sketch or plan on a separate sheet showing the following information:

- Boundaries of the existing lot and adjacent properties including dimension.
- The locations of all existing and proposed buildings or additions including their setbacks from the lot boundaries.
- The location and size of any utility lines or easements within the lot.
- Treed areas, water bodies, landscaping and proposed lot grades.
- Location of existing and proposed access points to streets or lanes.

6. Other information:

- What are the uses of the adjoining lots? _____
- Proposed date of commencement _____
- Proposed date of completion _____
- Please provide any additional information which may be relevant to the development being proposed (attach extra sheets if needed.) _____

7. I will notify the Town of any alteration or changes to the above.

8. Declaration of the applicant:

I, _____ of the _____ in the province of Saskatchewan solemnly declare that the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Date Signature

DECK SPECIFICATIONS FOR:

Name: _____

Address: _____

Legal Land Location: _____

Phone: _____

Contractor: _____ Phone: _____

Specifications

Structure

Attached: Or Detached: and size x x

Footing pad (Detail "A") size: x x thick

& must be reinforced

Or pile (Detail "B") dia: , to a depth of

& must be reinforced

Column size: " x " (i.e. 3 ply 2" x 6"/steel telepost)

Beam: ply of 2" x

Span between columns:

Joists: 2" x 6", 8", 10" or 12" @ " spacing

Distance between supports (i.e. ledger board to beam)

Attach joist to the ledger board with joist hangers

Decking material is x (i.e. radius/composite/plywood/2"x 6")

Dimensional lumber/treated (i.e. 2" x 8") or other

Hardware: *Warning - When purchasing hangers and fasteners, ensure the packaging indicates the hardware is A/CQ or CA approved. Some chemicals used to pressure treat wood can be corrosive to hardware and cause structural failure.*

Permit # _____
Town/Village/RM of _____
Date: _____
 Professional Building Inspections, Inc.

Safety

Height from ground: _____

Clearance from deck to overhead wires: _____

For height of deck guardrail & stair handrail see pages 2 & 3.

Roof: No Yes , (if "yes" then piles are required for support

and plans to be Engineer stamped & site specific).

Engineered trusses: (if yes manufactured by - _____)

If no, then rafter & joist size " x "

Spaced apart with a overhang

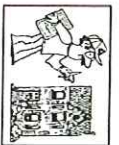
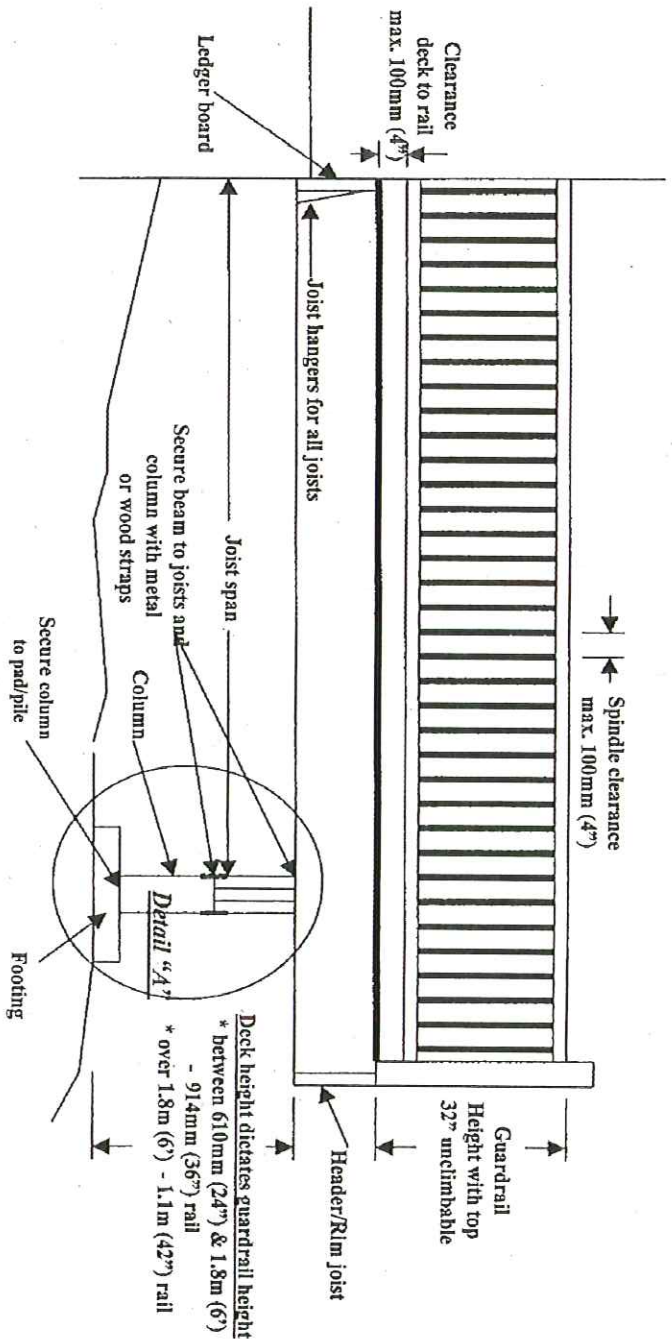
Thickness/type of sheathing: _____

Type of shingles: _____

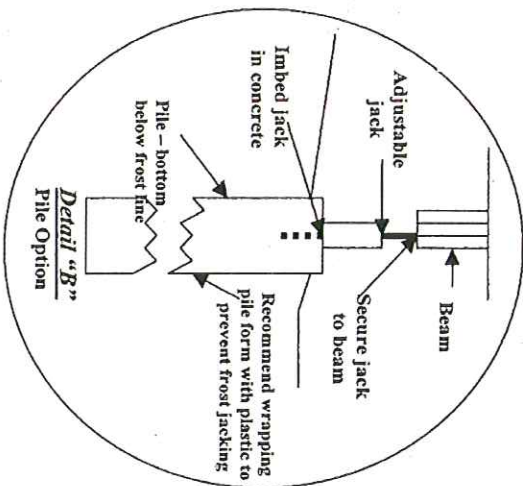
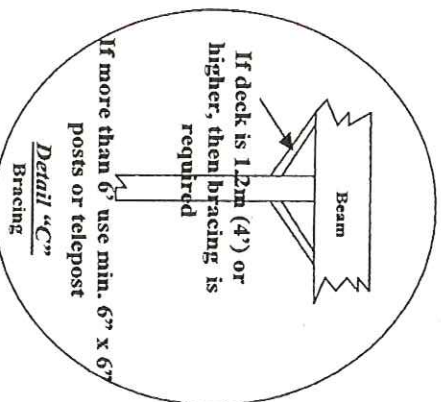
Site Plan (on the reverse side show the following):

1. Lot dimensions & lot shape.
2. Deck location and set backs from lot lines.
3. All existing buildings, their dimensions & distance to deck.
4. Sketch of deck showing dimensions & location/direction of joist, beams & stairs.

Typical Deck Construction Details - (foundation/guard rail)

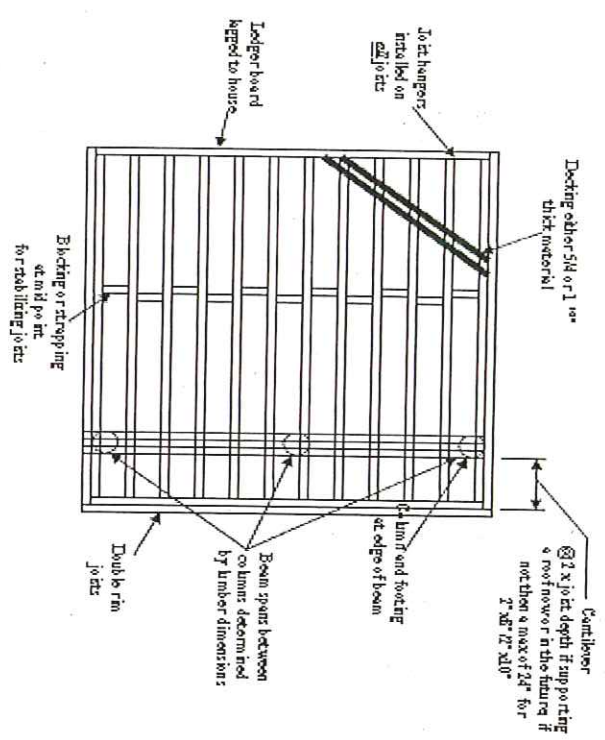
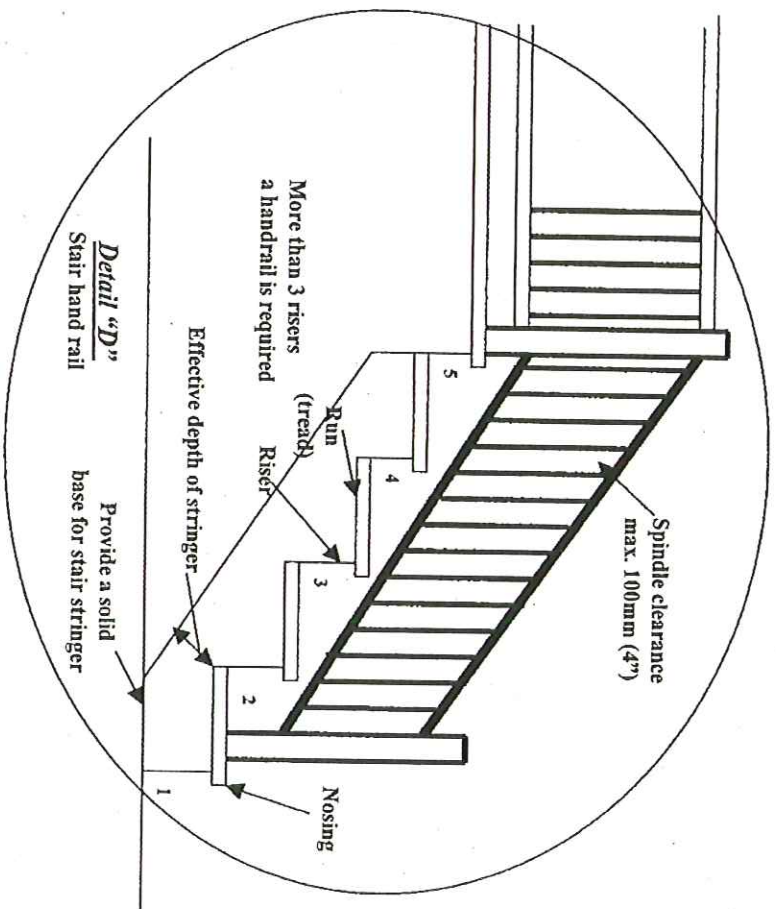


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- Notes:**
1. Deck guardrails not to have a climbable foothold within 812mm (32") of top of rail.
 2. Deck guardrail height - above deck surface @ 1070mm (42"), if deck surface is over 1.8m (6'). If deck surface is between 610mm (24") and 1.8m (6'), then the guard rail is 914mm (36").
 3. Foundation is required if the deck is: (2005 NBC 9.12.2.2(7))
 - * a. more than one storey.
 - b. more than 55m² (592 ft²) in size.
 - c. more than 600mm (24") from the underside of joists to the finished ground.
 - * d. supporting a roof.
 - * e. attached to another building structure (i.e. a house)
 4. Beam splice or joints should be over a column, (not more than 1/2 of the splices over one column)

Typical Stairs and Plan View



Notes:

1. Stair handrails - 800mm (31.5") min. and 965mm (38") max. above stair nosing (Detail "D").
2. Stringer min. effective depth (Detail "D") - 90mm (3 1/2") and thickness 38mm (1 1/2")
3. Tread/run (Detail "D") thickness 38mm (1 1/2") min. if stringers are more than 750mm (30") on center.
4. Tread width 900mm (36") o.c.
5. Min/max dimensions for Rise is 4 7/8" - 7 7/8"; Run is 8 1/4" - 14".
 - a. there is a difference in elevation of more than 600mm (24") between the walking surface and the deck surface or 3 risers.
 - b. the adjacent surface within 1.2m (4') of the walking surface has a slope of more than 1 in 2 (meaning a ratio of 1' out and 2' down).

Reference from PBIA Inspections

Height of Guards

9.8.8.2(2)

Guards for porches, decks, landings and balconies are permitted to be a minimum of 900mm high where

The walking surface of the porch, deck, landing or balcony served by the guard is not more than 1800mm above the finished ground level; and

The porch, deck, landing or balcony serves not more than one dwelling unit.