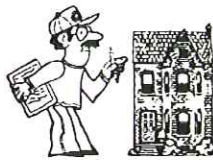




HOUSE ADDITIONS

- PBI Plan Review Checklist
- Town of White City Application for Building Permit
- Residential Development Permit
- PBI Addition Specifications
- Accessory Buildings or Structure Regulations



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

Addition Specifications for:

Name: _____

Address: _____

Legal Land Location: _____

Phone: _____ Cell: _____

Email: _____

Contractor: _____ Ph: _____

Specifications

Structural Changes affecting:

Walls

Stud size & spacing: _____

Wall height: _____

Windows: _____

Note: For bedroom windows - No dimension less than 380mm (15") of unobstructed opening for openable portion of window (i.e. 15" x 36") Hardware or sash must not have to be removed for egress; sash must not be supported.

Roof & Floor Joists/Trusses

Type: Vaulted/Cathedral: _____ 8 foot: _____ Other: _____

Ceiling Insulation: _____

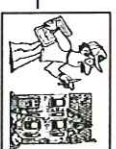
Engineered Trusses (for roof and/or floor joists): _____ Other: _____
(If engineered - provide a detail/layout, site specific, stamped by a Structural Engineer)

Venting of Roof (soffits & roof): _____

Foundation/Beams

Specifications & plans require a Structural Engineer stamp and must be site specific.

Permit # _____
Town/Village/RM of _____
Date: _____



Professional Building Inspections, Inc.

Health & Safety

Electrical: GFI in bathroom: _____ OR N/A

Bathroom Venting: Yes _____ No _____ OR N/A

Smoke Alarms interconnected with other floors: Yes _____ No _____

(Smoke alarms are required to be 5m from bedroom doors and 15m to any point on the floor level)

Other

Fireplace: N/A _____ Gas: _____

Electric: _____ Other: _____
(Provide fireplace manufacturer's installation specifications)

Describe the addition: _____

*** Attach a floor plan sketch showing work to be done.

Accessory Buildings or Structure

- A. Accessory buildings shall not be located in a front yard. (Detached residential garages are considered garages and are considered as an accessory building.)
- B. Development permits are required for all buildings, including sheds and tent buildings.
- C. There will be a separation distance of 1.0 metre between the accessory building and principal building. Accessory buildings must be at least one metre behind the principle building.
- D. The total accessory area allowed per lot can be proportioned between all accessory buildings on the lot.
- E. A moveable shed shall not be larger than 10 square metres and 2.5 metres in height, ground to roof peak. Side yards and or back yards for moveable sheds must be respected with exception of those that do not have a foundation or cement floor structure.
For moveable sheds, which are not on a foundation or cement floor, the side and/or rear year distance may be 0 (zero) metres, with consent of the property line owner. Subject to the consent agreement, such consent will be binding upon the homeowner and property line owner for the time set forth in the consent.

F. Accessory buildings shall be allowed, according to the following regulations:

	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	C1
i	Floor area Maximum Area	5% of Lot Area	5% of Lot Area	5% of Lot Area	5% of Lot Area	5% of Lot Area	5% of Lot Area	5% of Lot Area	5% of Lot Area	5% of Lot Area	100 Sq metres
ii	Maximum height-roof pitch must have the same pitch or lower than the principal building on the property	3.66 metres to top of top plate	3.66 metres to top of top plate	3.66 metres to top of top plate	3.66 metres to top of top plate	3.66 metres to top of top plate	3.66 metres to top of top plate	3.66 metres to top of top plate	3.0 metres to top of top plate	3.0 metres to top of top plate	3.66 metres to top of top plate
iii	Side yard minimum If abutting a street	4.8 metres	4.8 metres	15 metres	4.8 metres	4.8 metres	4.8 metres	4.8 metres	1.5 metres	2.5 metres	3 metres
	If located no closer than 10.5 metres from the rear of the building line of the residence or its attachment	3 metres	3 metres	7.5 metres	3 metres	3 metres	3 metres	1 metre	n/a	See next line	n/a
R9	If located no closer than 4 metres from the rear of the building of the residence of its attachment If abutting a residential zone								1 metre		7.5 metres
iv	Rear Yard Minimum	1 metre	3 metres	6 metres	1 metre	1 metre	3 metres	1 metre	1 metre	1 metre	1 metre