

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:

- 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

*** Please check your local building bylaws for permit requirements in your area.

To book an inspection,
please call PBI at
(306) 536-1799
or toll free at
1-855-487-1799

It is the **owner's responsibility** to ensure that all required inspections are called for (refer to the inside of brochure.)

Professional Building Inspections, Inc. (PBI) has been in business since 1991 and is **Saskatchewan's largest National Building Code inspection company**. All of PBI's inspectors are Licensed Building Officials (LBO), certified Class 1 to Class 3, through Saskatchewan Building Standards and Licensing Branch.

For full details about PBI's services and the building inspection process, please visit: www.pro-inspections.ca



5 Gregory Avenue East
Box 517 Stn. Main
White City, SK S4L 5B1

Phone: 306-536-1799
Fax: 306-781-2112

Email: office@pro-inspections.ca

Visit our website at:

www.pro-inspections.ca



Residential Building Projects

Most new residential building projects require a building permit. Permit approval is based upon conditions stated in a plan review completed by a Licensed Building Official. If approved, on-site inspections are required at various stages of construction, as listed on the plan review and subsequent inspection reports. For a general summary of these inspections, please see the inside of this brochure.



According to *The Uniform Building and Accessibility Standards Act*, Section 7(1) states:

Subject to subsections (2) and (3), the owner of each building in Saskatchewan shall ensure that the building is designed, constructed, erected, placed, altered, repaired, renovated, demolished, relocated, removed, used or occupied in accordance with the building standards.

Owners **must** comply with municipal bylaws, provincial regulations and the National Building Code of Canada.

Required On-Site Inspections for Residential Building Projects

Owners/Builders: Please call **PBI at (306) 536-1799**, or contact your Building Official directly, **at least 48 hours prior to the required inspections listed below**. Failure to do so may result in project delays, additional fees, issuance of affidavits or orders, and/or the removal of materials. All required on-site inspections are listed on the plan review. Please note that the project must be completed before the building permit expiry date in order to avoid additional fees.

- Plan Review:** All projects require a Plan Review (PR) by a Licensed Building Official **prior to building permit approval**. Please allow 2 weeks.
- Foundation:** Please call 48 hours **prior to pouring the concrete foundation** (once the footings, weeping tile, if required, and forms with rebar are in place.) For wood foundations, please call **prior to backfilling**. Some municipalities require an additional inspection prior to pouring the Grade Beam for attached garages on new dwellings. If applicable, this will be noted on your inspection report.
- Anchoring:** This inspection is required for the anchoring of the building to the foundation (or to the ground for mobile homes.) Please call 48 hours **prior to backfilling** (or **prior to skirting** for mobile homes.)
- Framing:** Please call 48 hours **prior to insulating** (once the framing is complete and the plumbing, heating and/or electrical wiring is roughed in.) Some municipalities require an Insulation & Vapour Barrier inspection prior to gyprocing. If applicable, this will be noted on your inspection report.
- Occupancy:** For dwellings, please call 48 hours **prior to occupancy** (before moving in to the dwelling or sleeping overnight). If all interior and/or exterior work is not completed, you will also require a **Final** inspection when all remaining work is completed in order to close the permit. For a sample list of the life safety items that must be in place before occupying a dwelling, please scroll down the FAQ page on PBI's website at: <http://www.pro-inspections.ca/for-home-builders.html>
- Final:** Please call **when construction is completed** (all interior and/or exterior). A Final inspection must be done to close the permit.

Residential Building Project Type	Foundation	Anchoring	Framing	Occupancy	Final
Single Residential Dwelling / Duplex	Yes	No	Yes	Yes	If Required
RTM / Modular Home	Yes	Yes	Ins. Attached Garage	Yes	If Required
Mobile Home	Not Usually	Yes	No	Yes	If Required
House moved in from another location (Post-Move)	Yes	Yes	No	Yes	If Required
Addition	Yes	No	Yes		Yes
Attached Garage (insulated)	Yes	No	Yes		Yes
Attached Garage (not insulated)	Yes	No	No		Yes
Detached Garage or Boat House (insulated)	Maybe - See PR	No	Yes		Yes
Detached Garage or Boat House (not insulated)	Maybe - See PR	No	No		Yes
Renovation	No	No	Yes		Yes
Basement Development	No	No	Yes		Yes
Deck	No	No	If Covered		Yes
Accessory Building or Pole Building (insulated)	Maybe - See PR	No	Yes		Yes
Accessory Building or Pole Building (not insulated)	Maybe - See PR	No	No		Yes
Foundation Replacement	Yes	Yes	No		Yes
Retaining Wall	Yes	No	No		Yes