SVOBODA HOMES CONSTRUCTION & INSPECTIONS

Jeffery J. Svoboda
Licensed Building Official - License # BOL474
Box 594 St. Walburg, Sask. S0M 2T0
Phone/Fax 306-248-3542 Cell 306-248-7449
jjsvobodagen.contracting@sasktel.net

Plan Review and Building Inspection Rates (2025)

Resort Village of Kivimaa-Moonlight Bay

Building Item	Plan Review/Inspection Fee($)
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/ft²
Ready to Move Homes (RTM-W/Att. Garage)	$.40/ft²+ $400.00
Accessory Buildings/Garages (200 ft² to 600 ft²)	$400.00
Accessory Buildings/Garages (600 ft² to 2000 ft²)	$500.00
Carports	$300.00
Mobile/Modular Homes	$400.00
Park Model Trailer	$300.00
Bunkhouses / Gazebos	$300.00 (Min.)
Decks	$200.00
Covered Decks	$300.00
Basement Developments	$300.00

Memorandums:

1. Costs per thousand must include a material & labour price as if it were awarded to lowest bidder (not including price). Contrarily **$300.00 per sq.ft**. will be 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 Official 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 **$120.00 per/hour** fee. **Mileage cost is $1.00/Km. Round Trip.**
6. **If Permit is cancelled**, Plans Examination & Report Fee ($100) plus GST **will not be refunded**.
7. Permits may be expired at the Building Official'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.

Svoboda Homes Const. and Inspections
JEFFERY J. SVOBODA
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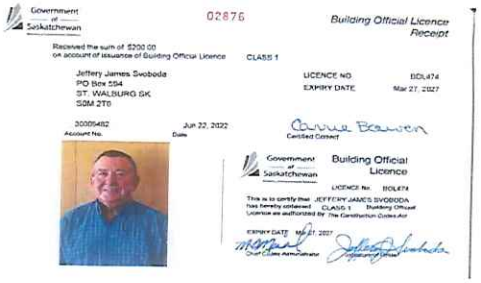
Government of Saskatchewan 02876 Building Official Licence Receipt
Received the sum of $200.00 on account of issuance of Building Official Licence CLASS 1
Jeffery James Svoboda
PO Box 594
ST. WALBURG SK
S0M 2T0
LICENCE NO BOL474
EXPIRY DATE Mar 27, 2027
30005482 Account No.
Jun 22, 2022 Date
Certified Correct
Government of Saskatchewan Building Official Licence
LICENCE No. BOL474
This is to certify that JEFFERY JAMES SVOBODA has hereby obtained CLASS 1 Building Official Licence are authorized by The Construction Codes Act
EXPIRY DATE Mar 27, 2027

SVOBODA HOMES CONSTRUCTION & INSPECTIONS

Background

- Born, raised & educated in St. Walburg, Sask. Reside north of St. Walburg.
- Obtained Red Seal Journeyman Certificate of Qualification in the Carpenter Trade, December 1988. Have been working in Carpenter Trade since that time.
- Certified Home Inspector in October 2011. Offer Inspection services in related Home owner transfers.
- Obtained Sask. Building Official Licence, Class 1, in September 2018. Currently offer Building Official services to RM of Mervin No. 499, RM of Loon Lake No.561, RM of Frenchman Butte No, 501, Village of Loon Lake, Village of Mervin, Resort Village of Kivimaa-Moonlight Bay and Brightsand Lake Regional Park.
- Obtained WETT (Wood Energy Technology Transfer) Inspector & Technician Certification in March 2019. Offer Inspection & Technician services in regards to Wood Energy appliances.

Inspection Fees & Charges

1. **Plans Examination & Report Fee**
   Professional Building Plans MUST be submitted, as per the Construction Codes Act, for the proposed Project, that the Building Official must examine. The Plans Examination Report is prepared detailing the required information about owner, contractor, building specifications, location, required inspections, NBC related requirements, owner & contractor responsibilities & other relative information. **For the Plans Examination & Report preparation a Fee is charged.**
2. **Building Inspection Fees**
   As per Fee Schedule, Inspection Fees are based on value of the construction of new residential, single-family dwellings. **Due to high costs, a Maximum Fee is in Place**. All other non-residential buildings, based on the type, have a set fee.
3. **Inspections**
   Most residential buildings have a minimum 6-8 inspections to be conducted. Footing pre-pour, Foundation (1-2), Framing (1-2), Insulation & Vapor Barrier (1-2) & Final, depending on the design of the building. Attached garages and decks may be inspected at different times during construction. Required notification must be given when the essential building inspection stage has been reached, allowing the Building Official to schedule.
4. **Mileage Charge**
   Mileage is charged Only for the 3 initial inspections. Mileage is calculated to and from site location from Building Official residence.

These notes have been provided to give some clarity in regards to fees and charges for Building Official services that I provide. As per the Construction Codes Act, a Building Official can not be involved with the Planning or Construction of any Building. In my restricted capacity, I will do my best to assist with any issues or concerns that applicants have in regards to the Permit and Inspection Process. Please feel free to contact me.
Greatly appreciated,

Jeffery J. Svoboda _____

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PERMIT APPLICATION GENERAL REQUIREMENTS January 2025

1. Submit a Site Plan with the Location/ Legal Description. Plan includes utility locations, service entrances, setbacks to property lines, easements, driveway & parking.
2. Detailed description of Work and/or intended use or occupancy of the building be filled out on Application Form.
3. 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
   - Energy Code Info & Design
   - Building Sections
   - Window & Door Schedule
   - Floor Plans: Basement, 1st Floor, 2nd Floor, etc.
   - Detail Drawings regarding Construction requirements: structural, ventilation, waterproofing, exterior/interior finishes, etc.
4. Mobile/Modular Homes & Park Model Trailers require a Floor Plan, CSA Number, Serial Number, Manufacture & Year be submitted with Application.
5. 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 **exceeding 28 ft. width & greater than 100 m2** and complicated foundations deemed necessary by the Building Inspector. **These drawings are to be stamped by an Engineer.** An Engineer's Certificate of Compliance must be submitted upon completion.
6. **4.3.1.1. Design Basis for Wood.** Buildings and their structural members made of wood shall conform to CAN/CSA-086 "Engineering Design in Wood" (**Professional Involvement Required**). **This Pertains to Pole Structures.**
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 m² and only 1 storey in height can conform to Document pertaining to "ACCESORY BUILDINGS & DETACHED GARAGES" available from Building Official or Municipality having jurisdiction.

Please contact Building Official 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 Official: **Jeffery J. Svoboda** Building Official Licence No. **BOL474**

Signature: 

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PERMIT APPLICATION & ENERGY CODE REQUIREMENTS January 2025

In Canada, provincial and territorial governments have the authority to enact legislation that regulates building design and construction within their jurisdictions. The Saskatchewan Construction Codes Act (the CC Act) is the legislation that sets out the framework for the development, adoption, and implementation of building, plumbing and energy codes. The Fire Safety Act (the FS Act) provides the framework for the fire-safe operation of buildings. Under these frameworks, Saskatchewan has adopted the National Building Code of Canada (NBC) 2020, the National Plumbing Code of Canada (NPC) 2020, the National Energy Code of Canada for Buildings (NECB) 2020 and the National Fire Code of Canada (NFC) 2020 which are effective January 1, 2024.

National Energy Code for Buildings 2020

The Energy Code (Adoption of Code) Amendment Regulations, 2023 are effective January 1, 2024.
These regulations will amend The Energy Code Regulations to:

- Adopt the 2020 edition of the NECB;
- Establish energy efficiency standards for the construction of large buildings in Saskatchewan at Tier 1, effective January 1, 2024, which is approximately 10 per cent more efficient than present requirements;
- Establish a single climate zone for Saskatchewan for the application of energy efficiency provisions in order to simplify requirements for individuals and industry;
- Clarify that the NECB does not apply to buildings for which construction started before January 1, 2019; and
- Make other minor amendments to the regulations.

Specific amendments to the NECB 2020 are contained in the Appendix of the regulations. These amendments are effective January 1, 2024.

Amendments to the National Energy Code of Canada for Buildings 2020

1 The National Energy Code of Canada for Buildings 2020 is amended in the manner set forth in this Appendix.
2 Division A, Article 1.2.1.1. is repealed and the following substituted:

1) Compliance with this Code shall be achieved, effective January 1, 2024, by:
a) complying with the applicable acceptable solutions in Division B (see Note A-1.2.1.1.(1)(a)) for the Tier 1 requirements of Part 10 for climate zone 7A; or
b) using alternative solutions that will achieve at least the minimum level of performance required for the Tier 1 requirements of Division B for climate zone 7A in the areas defined by the objective and functional statements attributed to the applicable acceptable solutions (see Note A-1.2.1.1.(1)(b)).

2) For the purposes of compliance with this Code as required in Clause (1)(b), the objective and functional statements attributed to the acceptable solutions in Division B shall be the objective and functional statements referred to in subsection 1.1.2 of Division B."

3 Division B, Article 10.1.2.1. is repealed and the following substituted:
"1) Compliance with this Part shall be achieved by designing and constructing buildings in accordance with the Energy Performance Tier 1 specified in Table 10.1.2.1., for climate zone 7A corresponding to:
a) the annual energy consumption of the proposed building, expressed as a percent building energy target; or
b) the percentage of improvement of the annual energy consumption of the proposed building relative to the building energy target of the reference building, expressed as a percent improvement.

2) Compliance of the proposed building with the Energy Performance Tier 1 specified in Table 10.1.2.1. for climate zone 7A shall be determined by modeling the proposed and reference buildings in accordance with Part 8 to establish the annual energy consumption of the proposed building and the building energy target of the reference building then:
a) dividing the annual energy consumption of the proposed building by the building energy target of the reference building to derive the percent building energy target; or
b) subtracting the annual energy consumption of the proposed building from the building energy target of the reference building and dividing the result by the building energy target of the reference building to derive the percent improvement.
(See Note A-10.1.2.1.(2).).

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Table A-9.36.1.3. Energy Efficiency Compliance Options for Part 9 Buildings is repealed and the following substituted:

Table A-9.36.1.3.
Energy Efficiency Compliance Options for Part 9 Buildings
Forming Part of Note A-9.36.1.3

Building Types and Sizes	Energy Efficiency Compliance Options – 2020 NBC, DIV. B, Part 9 Buildings				
	NBC 9.36.2. to 9.36.4. (Prescriptive)	NBC 9.36.5. (Performance)	NBC 9.36.7. (Tiered Performance)	NCB 9.36.8. (Tiered Prescriptive)	NECB (Part 10)
• houses with or without a secondary unit • buildings containing only dwelling units with common spaces ≤ 20% of buildings total floor area (1)	X	X	✓	✓	✓
• Group C occupancies (Part 9 applicable)	X	X	X	✓	✓
• buildings containing Group D, E or F3 occupancies whose combined floor area ≤ 300 m2/ (excluding parking garages that serve residential occupancies) • buildings with a mix of Group C and Group D, E or F3 occupancies where non-residential portions combined total floor area ≤ 300 m2/ (excluding parking garages that serve residential occupancies)	X	X	X	X	✓
• buildings containing Group D, E or F3 occupancies whose combined floor area > 300 m² • buildings containing Group F2 occupancies of any size	X	X	X	X	✓

***Please note that the column headings in this table may differ slightly from the table published in the Saskatchewan Amendments to the National Building Code of Canada due to a referencing error in *The Building Code Regulations*. This error in *The Building Code Regulations* will be corrected. The table above has the correct reference in it.**

Notes to Table A-9.36.1.3.:
(1) The walls that enclose a common space are excluded from the calculations of floor area of that common space.

Please contact Building Official 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 Official: **Jeffery J. Svoboda** Building Official Licence No. **BOL474**

Signature: 

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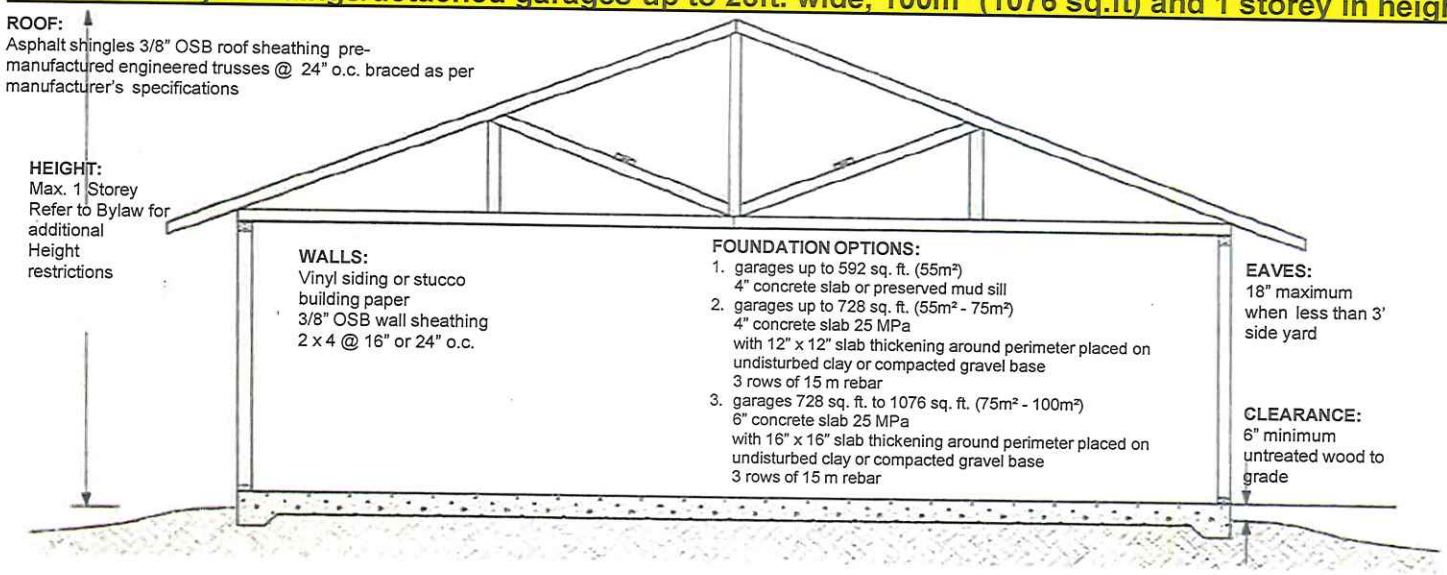
ACCESSORY BUILDINGS & DETACHED GARAGES

For accessory buildings/detached garages up to 28ft. wide, 100m² (1076 sq.ft) and 1 storey in height



Please check off garage construction details as listed below.

Roofing Material
- ☐ Asphalt Shingles
- ☐ Cedar, Pine Shakes/Shingles
- ☐ Metal Roofing
- ☐ Other Specify:_____

Roof Sheathing
- ☐ Min. 3/8" OSB or plywood

NOTE: OSB or plywood less than ½" requires H clips and ridge blocking

- ☐ ½" OSB or plywood
- ☐ Other Specify:_____

Roof Framing
- ☐ Pre-manufactured Engineered Truss
- ☐ Stick Build Rafters (provide details)

Exterior Finish
- ☐ Vinyl Siding
- ☐ Stucco
- ☐ Metal Siding
- ☐ Other Specify:_____

Wall Sheathing
- ☐ 3/8" OSB
- ☐ 3/8" plywood
- ☐ 1/2" plywood
- ☐ 1/2" OSB
- ☐ Other Specify: _____

Wall Framing
- ☐ 2 x 4 @ 16" o.c.
- ☐ 2 x 4 @ 24" o.c.
  *Max wall height 9.8 ft (3.0 m)
- ☐ 2 x 6 @ 16"/24" o.c.
- ☐ Insulated walls & ceiling

Garage Door Beam
Length: _____
Depth:_____# of Plys _____
- ☐ Built Up ☐ Engineered

Garage Door Size: _____

Direction of Trusses
- ☐ Trusses parallel to overhead door Opening
- ☐ Trusses perpendicular to overhead door opening

Foundation (Slab on Grade)
- ☐ Foundation Option #1
- ☐ Foundation Option #2
- ☐ Foundation Option #3
- ☐ Other Foundation (details, engineering)
- ☐ Other Foundation (frost wall on footing)

Interior Development
NOTE: A separate permit is required for each of these items (if applicable)
☐ Electrical ☐ Gas ☐ Plumbing ☐ Other(specify): _____

Please Note:
Windows cannot be placed in a wall that is closer than 4 feet to neighbor's property.

If the roof framing members transfer roof loading to the overhead garage door beam please specify the size of the garage door beam.

Large opening size (doors over 20 feet wide) garage door beams without roof loading must be minimum size 2 - 2 x 12 c/w a minimum of 3" bearing.

Maximum size of detached garage on a slab thickening foundation is 1076 sq. ft. with truss span not exceeding 28 feet.

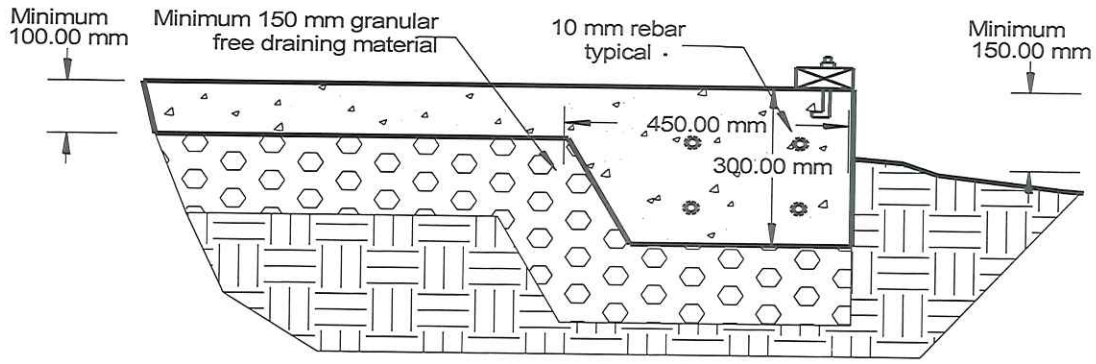
Walls to be secured to slab with ½" dia. anchor bolts at 8' on center maximum.

One man door is required.

*** Cannot build over an underground gas line or power line.**

- **Slab on Grade Foundations (Foundation Option #1)**
  Detached garages less than 55 m² (592 ft²) and not more than 1 storey in height are permitted to be supported on wood mud sills or a 100 mm (4") thick concrete floor slab provided the garage is not of masonry or masonry veneer construction.

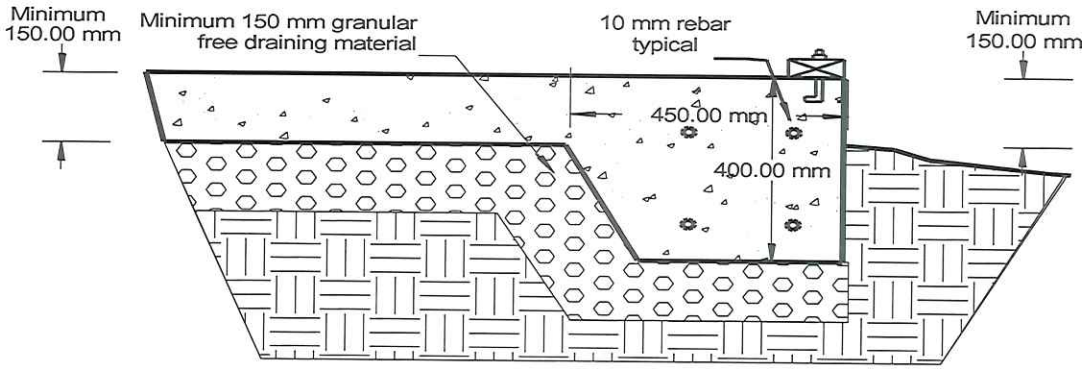
- **Garages over 55 m² and not greater than 70 m² (Foundation Option #2)**



Foundations for detached garages and accessory buildings over 55 m² (592 ft²), but not greater than 70 m² (753 ft²), in building area with a rafter/roof truss span no greater than 10 m (33 ft) may be placed on the a foundation conforming to the following specifications.

Expand the perimeter of the slab to incorporate a 300 mm x 300 mm (12" x 12"), thickening with 4 rows of rebar placed in the thickened portion, two rows in the top and 2 rows in the bottom. The thickened portion is to be sloped on the inside to meet the underside of the slab so that where this meets the slab it is 450 mm (18") wide. The foundation is to be placed on a minimum of 150 mm (6") of granular material (gravel) throughout.

- **Garages over 70 m² and not greater 100 m² (Foundation Option #3)**



Foundations for detached garages and accessory buildings over 70 m² (753 ft²), but not greater than 100 m² (1,076 ft²), in building area with a rafter/roof truss span no greater than 10 m (33 ft) may be placed on the foundation conforming to the following specifications.

Expand the perimeter of the slab to incorporate a 400 mm x 400 mm (16" x 16"), thickening with 4 rows of rebar placed in the thickened portion, two rows in the top and 2 rows in the bottom. The thickened portion is to be sloped on the inside to meet the underside of the slab so that where this meets the slab it is 450 mm (18") wide. The foundation is to be placed on a minimum of 150 mm (6") of granular material (gravel) throughout.

- **Garages over 100 m² (1,076 ft²) 28 ft. Wide. Thickened Edge Slab Foundation or any other Design will require Engineered Stamped Drawings.**

- **Tall walls** framed over **12'-0' high** are required to be **Engineered**.

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MANUFACTURED DWELLINGS
MOBILE / MODULAR HOME

The following list of general requirements are minimum construction guidelines that apply to most conventional constructions. Please review the list and pay special attention to the comments. NOTE: All code references are to Division B of the 2020 National Building Code unless otherwise stated.

National Building Code – Specific Requirements

- **The Manufactured Home is to be certified and have a CSA label.**
- **Submit Floor Plan, CSA Number, Serial Number, Manufacture & Year**

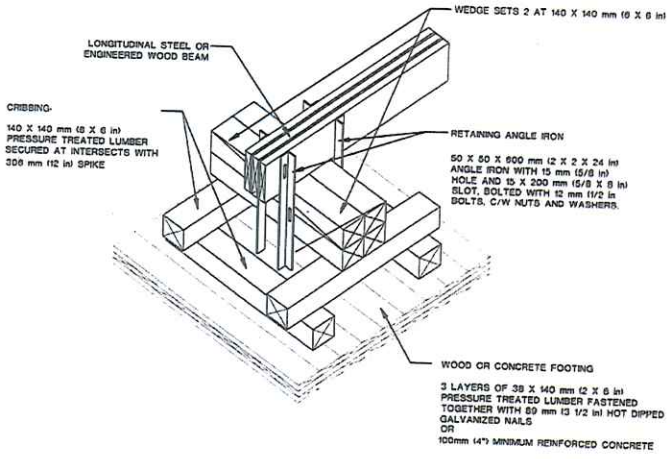
  This Information to be forwarded to Building Official, prior to the occupancy inspection.
- A mobile home shall have at least 2 exterior doors located remote from each other where the flame-spread ratings exceed 75 on the walls and ceilings. If an addition covers one of these doors then the addition must have an exterior door.
- A carbon monoxide / smoke alarm is to be installed within 5 m of each bedroom and in each bedroom. The smoke alarm is to be permanently connected to an electrical circuit and where more than one alarm is required, they are to be interconnected so that the activation of one alarm will cause all alarms to sound.
- A carbon monoxide alarm, mechanically fixed at a height recommended by the manufacturer is to be provided in each bedroom, or outside each bedroom, within 5 m of each bedroom door measured following the corridor and doors, where a fuel-burning appliance is installed, or where the manufactured home shares a wall or floor/ceiling assembly with a storage garage.

Foundation

- A foundation for manufactured homes is to be provided in accordance with the manufacturer's instructions.
- The top soil and all organic material shall be removed from the site below the home location.

The base shall be graded from the center to the outside or from side to side, with a minimum slope of 2% to prevent water accumulation, and filled with gravel or other suitable material to a level above finished grade. Backfill for surface foundations shall be compacted.

- Wood crib piers are to:
  - a) be supported on concrete or wood footings as described under "Footings".
  - b) be constructed of pressure treated wood for the first 150 mm (6"), unless the footing is at least 50 mm (2") above the adjacent ground surface and the crib is separated from the footing by poly. Or type-S roll roofing. End cuts are to be treated.
  - c) consist of sound lumber placed so that subsequent courses are at right angles to each other, with each layer fastened securely to the layer beneath. Fasteners shall penetrate at least 38 mm (1.5") into preceding courses.



Wood crib pier detail

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Reinforced concrete piles are to be a least 200 mm (8") in diameter. Concrete strength is to be not less than 15 MPa, and sulphate resistant concrete is to be used where required.

- Where a mobile home is supported on pier footings, the piers shall bear on footings or undisturbed ground designed to carry all design live loads & dead loads without excessive soil settlement or failure.
- Foundations for mobile homes are to extend below frost level unless the foundation is supported on rock or coarse-grained granular material, well drained to the depth of frost penetration; or the home superstructure will not be damaged by differential soil movement caused by frost action.
- Where concrete piles are not protected against frost action as described above and are subject to heaving as a result of soil freezing to their vertical surfaces, such piles shall be reinforced to resist the resulting tensile forces by at least four steel reinforcing bars, extending from the top of the piles down into the footing.

Anchorage to Resist Overturning

- Mobile homes are to be rated as to their resistance to overturning under 1/30 hourly design wind pressures, when installed in accordance with the manufacturer's instructions.

  If the wind load in your area appears to exceed 0.7 kPa, wind anchorage will be required.
- Except where it can be shown by calculation that mobiles will remain stable under a particular range of design wind pressures, ground anchorage shall be provided. Anchorage is to have a pullout resistance of at least 2.0 kN/m (135 lb./ft) of mobile home length.
- The anchorage systems shall incorporate adjustment. In areas subject to frost action, anchorage shall provide free vertical movement of 75 - 100 mm (3 - 4") before resisting uplift forces.
- Anchorage shall be spaced not more than 12 m (40 ft) apart and shall be corrosion resistant. Anchors shall be installed at sufficient depth to be free from movement due to frost action and to develop the required pullout resistance. Pullout resistance shall be determined using recognized engineering practice or from the anchor manufacturer's instructions for the soil type in question.

Crawl Spaces

- An access opening of not less than 500 mm by 700 mm (20" x 28") is to be provided to the crawl space. The access opening is to be fitted with a door or hatch. Access provided by means of removable skirting would be acceptable.
- The crawl space is to be ventilated to the outside air by not less than 0.1 m^2 (1 ft^2), of unobstructed vent area for every 50 m^2 (538 ft^2), of floor area. The vents are to be evenly distributed on opposite sides of the building and designed to prevent the entry of snow, rain and insects.
- If the crawl space is to be heated, tight-fitting covers are required to prevent air leakage in the winter.
- The ground level in the crawl space is to be at least 300 mm (12"), below the level of the bottom of the floor joists and beams.

A ground cover is to be provided to 150 mm (6") beyond the perimeter to prevent upward migration of moisture into the space beneath the home. Where experience with unique soil conditions such as expansive clays, indicates that a ground cover may contribute to water ponding beneath surface mounted footings, alternative methods of preventing water vapor from entering the mobile home through the floor may be used.

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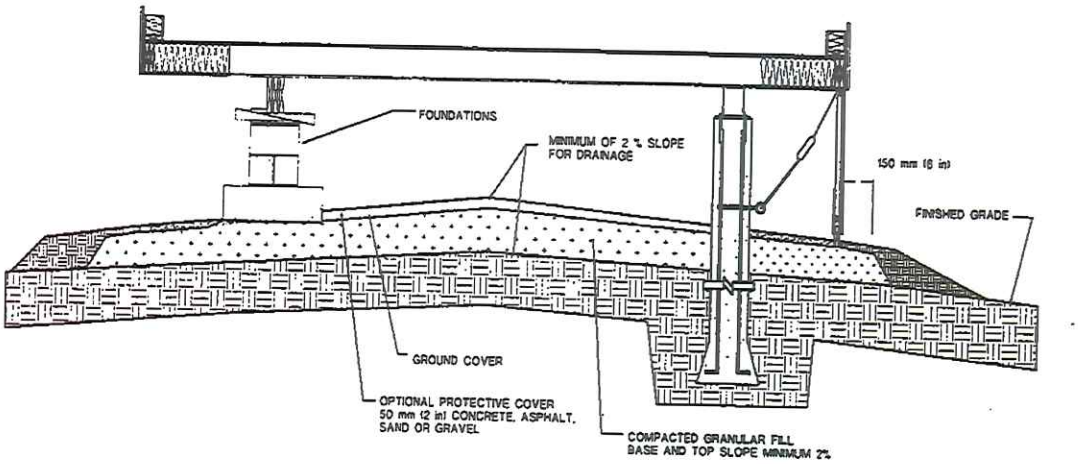

- The ground cover is to consist of not less than 50 mm (2"), of asphalt or 10 MPa portland cement concrete, or Type S roll roofing or 0.10 mm polyethylene is to be provided in the crawl space. Joints in sheet-type ground cover are to be lapped not less than 100 mm and weighted down.
- The crawl space beneath a manufactured home is not required to be heated if the floor assembly of the manufactured home has been designed and insulated for the outside winter design temperature and if the building services and foundation are protected against frost damage.

Stairs, Guards & Handrails

- Stairs are to have a maximum rise of 200 mm (7 ⅞"), minimum run of 255mm (10 1/16"), a stair width of least 860 mm (34") and a headroom clearance of at least 1.95 m (6'-4"). ***Curved stairs and winders*** shall conform to Article 9.8.5.
- Stairs with more than 3 risers are to have a handrail mounted between 800 mm (32") and 920 mm (36") above the line of stair nosing.
- A landing is to be provided at the top of stairs at each of the required exits.
- A guard for stairs is to be not less than 900 mm (36") high measured vertically from a line drawn through the outside edges of the stair nosing, and 900 mm (36") in height at landings.
- An exterior raised deck or balcony is to be protected on all open sides that are between 600 mm (24") and 1.8 m (6') above adjacent ground level by guards 900 mm (36") in height. If the adjacent ground level is more than 1.8 m (6') a 1,070 mm (42") high guard is required.
- Openings in hand rails & deck guards are to be of a size as to prevent the passage of a spherical object having a diameter of 100 mm (3 15/16") and be designed so that no member, attachment or opening between 100 mm (3 15/16") and 900 mm (36") above the deck floor will facilitate climbing.

Additional Requirements (Older Units)

The following additional requirements are for the relocation of an existing manufactured home on a new foundation.

- All interior wall and ceiling finish materials (except mouldings, doors, trim, and cabinets) shall have surface flame spread ratings that are 150 or less.

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- The walls within 450 mm (18"), of the range top (cooking surface) are to be covered with gypsum board that is at least 9.5 mm thick or a material that will provide equivalent fire resistance.
- Each bedroom is to have at least one outside window openable from the inside which provides an unobstructed opening of not less than 380 mm (15") in height and width and 0.35 m2 (3.75 ft² [540in²]), in area, unless the bedroom has a door which opens directly to the exterior.
- The walls and ceiling around the furnace shall be covered with gypsum board that is a least 7.9 mm (5/16") thick. The gypsum board should be installed from floor to ceiling and extend at least 300 mm (12"), beyond the sides of the furnace.
- Walls within 150 mm (6") of the water heater are to be covered with gypsum board that is at least 7.9 mm (5/16") thick. The room or space is to have a door or access panel and a supply of air from the outside for combustion. Combustion air is not required for electric water heaters.
- The water heater is to be separated from the rest of the home by enclosing it in a room or space that has a door access panel and a supply of air from outside for combustion. Combustion air is not required for electric water heaters.

The list of Specific/General Requirements is a condensed version of essential construction guidelines and may not cover all the requirements in your construction or changes made on site. Neither the issuance of a permit, nor inspections made by the Authority Having Jurisdiction, will in any way relieve the owner (or the owners representative) of a building from full responsibility for carrying out the construction or having the construction carried out in accordance with the requirements of The Saskatchewan Construction Codes Act (the CC Act) and regulations made pursuant to that Act, this Code, or the permit, including compliance with any special conditions required by the Authority Having Jurisdiction.

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Signature: 

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NBC Residential Deck Info

The following list of general requirements are minimum construction guidelines that apply to most conventional constructions. Please review the list and pay special attention to the comments.

NOTE: All code references are to Division B of the National Building Code unless otherwise stated.

National Building Code – General Requirements

- Stairs are to have a maximum rise of 200 mm (7 7/8"), a minimum run of 255 mm (10 1/16"). Treads and risers are to have uniform rise and run in any one flight.

  At least one handrail is to be provided on exterior stairs having more than 3 risers.

- Guards for decks which are more than 600 mm (2 ft.) and not more than 1.8 m (6 ft.) above the finished ground level are to be at least 900 mm (36") in height.

  Guards for decks more than 1.8 m (6 ft.) above the finished ground are to be at least 1 070 mm (42") in height.

  Guards for stairs are not to be less than 900 mm (36") high measured vertically from a line drawn through the outside edges of the stair nosings.

- Openings in deck guards are to be of a size as to prevent the passage of a spherical object having a diameter of 100 mm (4") and be designed so that no member, attachment or opening between 100 mm (4") and 900 mm (36") above the deck floor will facilitate climbing.

- The concrete piers are to be installed to a depth of at least 1.2 m (4 ft.) below finished grade and are to extend not less than 150 mm (6") above the ground.

- ***Concrete piles to be 12" dia. – 12' deep r/w 2-10m & 10m rings @ 24" o.c.***

- Wood piles are to be treated with an acceptable preservative, or be pressure treated, to at least 300 mm (12") above ground level.

- ***Where "deck blocks" are used at grade to support a light weight deck (no roof load, hot tubs, etc.) they shall be installed on a gravel base having a minimum depth of 150 mm. (6") and the grading in the area shall be done to ensure surface water is directed a minimum of 1.2 meters (4 ft.) away from the blocks.***

- Surface mounted decks are permitted provided the deck:

  a) is not more than 1 storey,

  b) is not more than 55 m² (592 ft²) in area,

  c) does not have a distance from the finished ground to the underside of the joists exceeding 600mm (2 ft),

  d) has access provided to allow for re-levelling,

  e) does not support a roof, and

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f) is not attached to another structure, unless it is demonstrated that differential movement will not adversely affect the performance of that structure.

- The columns that may be used to support a roof over the deck are to be centrally located on a footing conforming to Section 9.15. of the National Building Code.
- The width or diameter of a wood column is not to be less than the width of the supported member.
- A sheathing membrane (precipitation barrier), is to be continuous behind deck nailers and lapped not less than 100 mm (4") where required.
- The spans for wood floor joists are to conform to Tables A-1, A-2 for the uniform live loads and species shown, unless designed by a professional engineer authorized to practice in the Province of Saskatchewan.
- The spans for wood built-up beams are to conform to Tables A-8, for the uniform live loads and species shown, unless designed by a professional engineer authorized to practice in the Province of Saskatchewan.
- Where the beam is made up of individual pieces of lumber that are nailed together. The individual members are to be 38 mm (1½") or greater in thickness and installed on edge and nailed at 450 mm (18") apart.

  The individual members of the built-up wood beam are to be butted together to form a joint and the joint is to occur over a support.
- The spans for rafters and roof joists are to conform to Tables A-4, A-5, A-6 or A-7 for the uniform live loads and species shown, unless designed by a professional engineer authorized to practice in the Province of Saskatchewan.
- The spans for built-up lintels are to conform to Tables A-12 to A-16, for the uniform live loads and species shown, unless designed by a Professional Engineer authorized to practice in the Province of Saskatchewan.
- Roof members are to be structurally attached to the house and not supported on the tail of the house rafters or the fascia unless designed by a Professional Engineer authorized to practice in the Province of Saskatchewan.
- Exterior columns and posts are to be anchored to resist uplift and lateral movement.
- Asphalt roof shingle type:

  a. Normal slope - 1 in 3 or greater

  b. Low slope - Less than 1 in 3.
- Roof decking material is to be approved as a roofing material.
- At the intersection of roofs and roofs with exterior walls provide sheet metal flashing of at least 0.33 mm (0.013") thick galvanized steel or other acceptable material.