

## Requirements for Building a House

### Submit:

1. 2 Sets of House Plans or Drawings
2. Site Plan
3. Engineered foundation designs if required (see below)
4. Roof Truss layout and design
5. Floor Joist Layout and design if manufactured joist system
6. Ventilation system designs (return worksheets provided at plan review)

### Drawing Requirements:

#### Site plan

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements.

#### Foundation plan

Overall size of the foundation; size and location of footings, piles, foundation walls, retaining walls and slabs; size and location of openings for doors, windows and crawlspace or basement access; foundation drainage; size, material and location of columns and beams; compressive strength of concrete. Wood foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

#### Floor Systems

Complete engineered design and layout of all 'I' joist and/or floor truss systems; dimensional lumber floor joist layout including size and spacing.

#### Floor Plan

Size and location of interior and exterior walls; exits; fire separations; doors (including door swings); stairs; windows showing type and size; cabinets; vanities; fireplaces; plumbing fixtures; electrical and heating (can be on separate page); intended use of all rooms.

#### Elevations (4)

Include views of all sides of the building; height of finished grade; exterior finishing materials; doors and windows shown; location and height of chimneys; roof pitch.

#### Cross section c/w details

Cut through views of the building; lists of all materials cut through including structural and finishing materials; vertical dimensions; stair dimensions and headroom; height of finished grade.

#### Roof Trusses

Complete engineered design and layout of all engineered roof trusses.

### Engineering is required for the following:

Slab on grade foundations where the house superstructure is supported on a slab with or without piles.

Piles and grade beam type (deep house foundations).

Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)

Unusual not typical or innovative designs not proven or tested

Non approved, materials, foundation constituents or products requiring an engineer for use

Roof Trusses, this is supplied by the roof truss designers. **Handmade trusses are not approved**

Floor joists and floor truss designs these will be supplied by the manufacture

### Ventilation System Design:

Due to the building code requirements for quality and safe air in a home you must have a ventilation system designed for the home by a qualified mechanical contractor or plumber. Worksheets may be provided.

## Requirements for a CSA Approved RTM

### **Submit:**

1. 2 Sets of House Plans or Drawings
2. Site Plan
3. Engineered foundation designs if required (see below)
4. Roof Truss and floor joist layout: for areas not supplied by home manufacture
5. Ventilation system designs (return design worksheets provide with plan review)

### **Drawing Requirements:**

#### **Site plan**

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements.

#### **Foundation plan**

Overall size of the foundation; size and location of footings, piles, foundation walls, retaining walls and slabs; size and location of openings for doors, windows and crawlspace or basement access; foundation drainage; size, material and location of columns and beams; compressive strength of concrete. Wood foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

#### **Floor Systems**

For areas not supplied by the home manufacture provide complete engineered design and layout of all 'I' joist and/or floor truss systems; dimensional lumber floor joist layout including size and spacing.

#### **Floor Plan**

Size and location of interior and exterior walls; exits; fire separations; doors (including door swings); stairs; windows showing type and size; cabinets; vanities; fireplaces; plumbing fixtures; electrical and heating (can be on separate page); intended use of all rooms.

#### **Elevations (4)**

Include views of all sides of the building; height of finished grade; exterior finishing materials; doors and windows shown; location and height of chimneys; roof pitch.

#### **Cross section c/w details**

Cut through views of the building; lists of all materials cut through including structural and finishing materials; vertical dimensions; stair dimensions and headroom; height of finished grade.

#### **Roof Trusses**

For garage and/or areas not provided by the manufacture of the home provide complete engineered design and layout of all engineered roof trusses.

### **Engineering is required for the following:**

Slab on grade foundations where the house superstructure is supported on a slab with or without piles.  
Piles and grade beam type (deep house foundations).  
Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)  
Unusual not typical or innovative designs not proven or tested  
Non approved, materials, foundation constituents or products requiring an engineer for use  
Roof Trusses, this is supplied by the roof truss designers. **Handmade trusses are not approved**  
Floor joists and floor truss designs these will be supplied by the manufacture  
Tall walls exceeding 2x6 at 12'

### **Ventilation System Design:**

Due to the building code requirements for quality and safe air in a home you must have a ventilation system designed for the home by a qualified mechanical contractor or plumber. Worksheets may be provided.

## Requirements for a Non CSA RTM

### Submit:

1. 2 Sets of House Plans or Drawings INCLUDING A SITE PLAN
2. Engineered foundation designs if required (see below)
3. Roof Truss layout and design
4. Floor Joist Layout and design (e.g.: I-Joist, Truss Floor System)
5. Ventilation system designs (return design worksheets provided with plan review)
6. Copy of Plumbing Permit and Electrical Permits for RTM portion
7. Copy of Framing and Vapour Barrier inspections by a registered Saskatchewan Building Inspector

### Drawing Requirements:

#### Site plan

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements.

#### Foundation plan

Overall size of the foundation; size and location of footings, piles, foundation walls, retaining walls and slabs; size and location of openings for doors, windows and crawlspace or basement access; foundation drainage; size, material and location of columns and beams; compressive strength of concrete. Wood foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

#### Floor Systems

Complete engineered design and layout of all 'I' joist and/or floor truss systems; dimensional lumber floor joist layout including size and spacing.

#### Floor Plan

Size and location of interior and exterior walls; exits; fire separations; doors (including door swings); stairs; windows showing type and size; cabinets; vanities; fireplaces; plumbing fixtures; electrical and heating (can be on separate page); intended use of all rooms.

#### Elevations (4)

Include views of all sides of the building; height of finished grade; exterior finishing materials; doors and windows shown; location and height of chimneys; roof pitch.

#### Cross section c/w details

Cut through views of the building; lists of all materials cut through including structural and finishing materials; vertical dimensions; stair dimensions and headroom; height of finished grade.

#### Roof Trusses

Complete engineered design and layout of all engineered roof trusses.

### Engineering is required for the following:

Slab on grade foundations where the house superstructure is supported on a slab with or without piles.

Piles and grade beam type (deep house foundations).

Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)

Unusual not typical or innovative designs not proven or tested

Non approved, materials, foundation constituents or products requiring an engineer for use

Roof Trusses, this is supplied by the roof truss designers. Handmade trusses are not approved

Floor joists and floor truss designs these will be supplied by the manufacture

Tall walls exceeding 2x6 at 12'

### Ventilation System Design:

Due to the building code requirements for quality and safe air in a home you must have a ventilation system designed for the home by a qualified mechanical contractor or plumber. Worksheets may be provided.

## Requirements for a Mobile Home

### **Submit:**

1. 2 Sets of Plans or Drawings from the manufacture
2. Site Plan (see below)
3. Mobile Home Worksheet
4. Engineered foundation designs if required (see below)
5. CSA Approval # and the Manufacture of Home
6. Deck and landing designs
7. Addition and garage designs provide requirements as noted on their individual "requirement sheets"

### **Drawing Requirements:**

#### **Site plan**

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements.

#### **Foundation plan**

Overall size of the foundation; size and location of footings, piles, foundation walls, retaining walls and slabs; size and location of openings for doors, windows and crawlspace or basement access; foundation drainage; size, material and location of columns and beams; compressive strength of concrete. Wood foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

#### **Floor Plan**

Size and location of interior and exterior walls; exits; fire separations; doors (including door swings); stairs; windows showing type and size; cabinets; vanities; fireplaces; plumbing fixtures; electrical and heating (can be on separate page); intended use of all rooms.

#### **Elevations (4)**

Include views of all sides of the building; height of finished grade; exterior finishing materials; doors and windows shown; location and height of chimneys; roof pitch.

### **Engineering is required for the following:**

- Concrete Piles supporting the homes main beams
- Screw Piles supporting the homes main beams
- Piles and grade beam type (deep house foundations).
- Slab on grade foundations where the house superstructure is supported on a slab with or without piles.
- Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)
- Unusual not typical or innovative designs not proven or tested
- Non approved, materials, foundation constituents or products requiring an engineer for use

### **Ventilation System Design:**

Mobile Home must have a functioning ventilation system designed for the home

## Requirements Used Move-in Home

### Submit:

1. 2 Sets of House Plans or Drawings 1 for the municipality and 1 set for the Inspection Service
2. Site Plan (See below)
3. Engineered foundation designs if required (see below)
4. Ventilation system designs (return design worksheets provide with plan review)
5. Separate designs and or worksheets for added decks, additions and garages see separate "requirement" sheets

### Drawing Requirements:

#### Site plan

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements. Provide the number and size of all windows

#### Foundation plan

Overall size of the foundation; size and location of footings, piles, foundation walls, retaining walls and slabs; size and location of openings for doors, windows and crawlspace or basement access; foundation drainage; size, material and location of columns and beams; compressive strength of concrete. Wood foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

### Check list:

House is mounted to the foundation  
 Damp proofing is installed  
 Foundation windows have lintel above  
 Wire-in smoke detectors installed all levels  
 Any damaged joists are replaced  
 Bsmt windows and doors have flashing above  
 All handrails, guards and railings are required

<input type="checkbox"/>	All beams are identical to existing or reviewed	<input type="checkbox"/>
<input type="checkbox"/>	Foundation is frost protected	<input type="checkbox"/>
<input type="checkbox"/>	Crushed Rock is provided for under slab	<input type="checkbox"/>
<input type="checkbox"/>	Exterior steps have support at foundation wall	<input type="checkbox"/>
<input type="checkbox"/>	Wood in contact with concrete is protected	<input type="checkbox"/>
<input type="checkbox"/>	Bsmt windows and doors are caulked and sealed	<input type="checkbox"/>
<input type="checkbox"/>	Must meet municipality's move-in requirements	<input type="checkbox"/>

### Engineering is required for the following:

Slab on grade foundations where the house superstructure is supported on a slab with or without piles.  
 Piles and grade beam type (deep house foundations).  
 Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)  
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 Floor joists and floor truss designs these will be supplied by the manufacture  
 Tall walls exceeding 2x6 at 12'

### Ventilation System Design:

Due to the building code requirements for quality and safe air in a home you must have a ventilation system designed for the home by a qualified mechanical contractor or plumber. Worksheets may be provided.