

Home Construction

MA INSPECTIONS

Building/Fire Code Enforcement & Consulting

P: (306) 250-1092 E: office@mainspections.ca
www.mainspections.ca

Notes:

- **Egress from Bedrooms:** each bedroom must have an outside window openable from the inside without the use of keys, tools or special knowledge & without the removal of sashes or hardware. An unobstructed opening of not less than 0.35m² (3.78ft²) in area with no dimension less than 380mm (15"), & maintain the required opening during the emergency without additional support.
- **Window Well:** where an egress window opens into a well, a clearance of not less than 760mm (30"). If a deck is installed over an egress window the minimum 760mm (30") shall be maintained between finished grade & bottom of deck joists.
- **Smoke Alarms:** shall be installed in each bedroom. An alarm must be installed between sleeping rooms & the remainder of the storey, if bedrooms are served by a hallway an alarm shall be located in the hallway. Alarms must be hardwired with a battery back-up supply & interconnected so when 1 alarm sounds, all alarms sound. When a suite is included alarms must also be in common/shared spaces.
- **Moisture protection:** between finish materials & members in contact with the foundation, require the interior surface of foundation walls to be protected by means to minimize the ingress of moisture into interior spaces. When protection consists of a membrane or a coating it shall extend from the floor surface up the foundation wall, the membrane or coating MUST NOT extend higher than the exterior finish ground level.
- **Soil Gas:** all openings, cracks, & perimeter joints through slab & exposed foundation shall be sealed.
- **Sump Pits:** lids must be adequately installed to resist removal from children & be airtight.
- **IF more than 5 bedrooms:** throughout the dwelling after completion of the basement development, the ventilation system shall conform to CAN/CSA-F326-M and be verified by a certified installer.
- **Bathroom exhaust:** The bathroom must have an exhaust fan vented directly outside or have the exhaust connected to the existing principal ventilation system.
- **Carbon Monoxide (CO) Alarm:** shall be installed within each bedroom or not more than 5m (16') from bedroom doors. The alarm must be hardwired & installed as per manufacturer instructions. When a suite is included alarms must also be in common/shared spaces.
- **Return Air-Inlets:** shall be provided in each floor level & provisions shall be made for the return of air from all rooms by leaving gaps below doors, using louvered doors, or install additional return duct inlets.
- **Protection of Foamed Plastic:** no exposed Foamed Plastic is permitted, it shall be covered by; drywall, plywood, OSB, Hardboard, or approved Thermal Barrier (i.e. 5.5" Roxul).

Secondary Suites:

- Include notes from above.
- Secondary suites are not permitted to be more than the lesser of 80% of the total floor area of the main suite (excluding garage & common/shared spaces) & 80sq.m (861sq.ft.).
- **Smoke-Tight Barrier:** is required to shared assemblies (walls, floors, ceiling) / common walls between suits. Smoke-tight barriers must be continuous with all joints & penetrations sealed over the entire surface & where a surface abuts another surface.
- **Self-closing device:** must be installed to the door between suites & shared spaces. The door must be tight fitting & weather-stripped to provide an effective barrier against the passage of smoke.
- **Sound Transmission:** between suites, must be constructed through all shared assemblies (walls, ceilings, floors) with: sound-absorbing material (min. 150mm in floors), Resilient channel to one side of assembly, & Minimum 12.7mm (1/2") drywall (both sides of walls). A Sound Transmission Class (STC) Rating of at least 43 or separating assembly & adjoining construction providing an ASTC rating not less than 40.
- **Ventilation, Heating & Air-conditioning:** air is not permitted to be shared between suites. Separate ventilation, heating & air-conditioning (if applicable) systems are required to each suite & must conform to NBCC.
- **Door Viewer:** or window is required to the entrance of the suite.

Please contact our office with any questions or concerns.

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- Building Owner;
 - Name _____
 - Phone number(s) _____
 - Email _____
 - Mailing address _____
- Project location;
 - Lot & Block _____
 - Plan # _____
 - Civic address (if established) _____
 - Land location (if applicable) _____
 - Beach name (if located on a beach) _____

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- Builder or Contractor (if applicable);
 - Name _____
 - Company Name _____
 - Phone number(s) _____
 - Email _____

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- Site Plan;
 - Indicate existing & proposed construction on the lot
 - Dimensions to property lines
 - Indicate roads, alleys, etc.
 - Detailed drawings of the proposed construction;
 - Proposed building area & existing buildings (if applicable)
 - Foundation plan
 - Floor plan
 - Elevations
 - Cross-section
 - Structural or supporting elements (beams, columns, etc.)
 - Include dimensions
 - List of materials for each assembly;
 - Roof
 - Walls
 - Floors
 - Foundation
 - Beams

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Notes:

- Proceeding with any construction that differs from the approved plan will be treated the same as building without a building permit.
- The owner of a building to be constructed shall contact the local authority prior to excavation, placing the foundation, & framing.
- **A site drainage:** plan may be required prior to commencing with any construction. Surface drainage is NOT permitted to accumulate next to a foundation & should not be directed to neighbouring properties.
- **RTM's:** must be constructed in conformance with CSA standards for manufacturing, the CSA label must be provided, **OR** if not a credited manufacturer, Inspections must be conducted by a Licensed Building Official in the Province of Saskatchewan.
- **Garage stairs & landings:** are considered part of the dwelling & shall conform with items within the dwelling; Stairs with more than 2 risers require a handrail & guard.
- **Stair Dimensions:** shall be designed with; Rise: min. 125mm (5"), max. 200mm (8"), & Run: min. 255mm (10"), max. 355mm (14"), this would increase the minimum tread depth depending on the size of stair nosing .
- **Landings:** are required to the main entrance, additional entrance(s) with more than 3 stair risers, bottom of each flight of stairs, & any door which opens towards stairs. Exterior Landings shall be not less than 900mm (36") in depth. Landings within the dwelling shall be not less than 860mm (34") in depth, but should cover the full width of the door swing.
- **Handrails:** are required to interior stairs having more than 2 risers, exterior stairs with more than 3 risers, and shall be continuous throughout the length of the stair run. The handrail height, measured vertically from the stair nosing, must be between 865mm (34") – 1,070mm (42").
- **Guards:** are required when a difference in elevation of more than 600mm (24") between a walking surface & adjacent finished surface. Guards within a dwelling must be not less than 900mm (36"), with no openings greater than 100mm (4").
- **Exterior Guard Height:** shall be not less than 900mm (36") where the walking surface is not more than 1,800mm (71") above the finished ground & not less than 1,070mm (42") when elevation difference is greater than 1,800mm (71").
- **Egress from Bedrooms:** each bedroom must have an outside window openable from the inside without the use of keys, tools or special knowledge & without the removal of sashes or hardware. An unobstructed opening of not less than 0.35m² (3.78ft²) in area with no dimension less than 380mm (15"), & maintain the required opening during the emergency without additional support.
- **Window Well:** where an egress window opens into a well, a clearance of not less than 760mm (30"). If a deck is installed over an egress window the minimum 760mm (30") shall be maintained between finished grade & bottom of deck joists.
- **Smoke-Tight Barrier (basement suites):** is required to shared assemblies (walls, floors, ceiling) / common walls between suites. Smoke-tight barriers must be continuous with all joints & penetrations sealed over the entire surface & where a surface abuts another surface.
- **Self-closing device:** must be installed to the door between the attached garage & dwelling. The door must be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes.
- **Non-vented soffits:** are required when roof soffits project to less than 1.2m (4') from the neighbouring property line. Soffits shall have no openings and shall be blocked. Alternative design to provide soffit venting may be required.
- **Protection of Foamed Plastic:** no exposed Foamed Plastic is permitted, it shall be covered by; drywall, plywood, OSB, Hardboard, or approved Thermal Barrier (i.e. 5.5" Roxul). Spray applied foam products (see form below).
- **Smoke Alarms:** shall be installed in each bedroom, & at least one on each storey, including the basement. An alarm must be installed between sleeping rooms & the remainder of the storey, if bedrooms are served by a hallway an alarm shall be located in the hallway. Alarms must be hardwired with a battery back-up supply & interconnected so when 1 alarm sounds, all alarms sound.
- **Sound Transmission:** between suites, must be constructed through all shared assemblies (walls, ceilings, floors) with: sound-absorbing material (min. 150mm in floors), Resilient channel to one side of assembly, & Minimum 12.7mm (1/2")

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drywall (both sides of walls). A Sound Transmission Class (STC) Rating of at least 43 or separating assembly & adjoining construction providing an ASTC rating not less than 40.

- **"RADON Rough-in"**: for Subfloor Depressurization, a 100mm (4") diameter pipe is to be installed through the slab. The pipe end below the slab is to be open through the clean granular material with not less than 100mm (4") of clean granular material at the open end. The open end is to be in close proximity to the centre of the slab. The pipe is to rise through the slab and shall be capped (to be airtight) & labelled RADON.
- **Sump Pits**: shall comply with local municipal BYLAWS, and where provided/required shall be: not less than 750mm (30") deep, not less than 0.25 sq.m in area, be provided with an airtight, child resistant cover, be provided with an automatic pump, & the pump is to discharge into a sewer, drainage ditch or drywell. When discharge pipe runs through exterior wall, the water shall not be permitted to accumulate next to or near the foundation & measures to prevent erosion to soil must be installed (i.e. splash pads).
- **Crawlspaces**: are required to be ventilated through natural or mechanical systems.
- **Roof Venting**: is required when the attic space is enclosed & insulated. Vent area shall be not less than 1/300 of insulated ceiling area with not less than 25% at the top (i.e. gable ends, ridge vent, or dome vents) of the space & not less than 25% at the bottom (i.e. soffits). Roof slope less than 1 in 6 (4/12) require an unobstructed vent area not less than 1/150 of insulated ceiling area with not less than 25% at the top (i.e. gable ends, ridge vent, or dome vents) of the space & not less than 25% at the bottom (i.e. soffits).
- **Chimneys**: must extend not less than 900mm (36") above the highest point at which the chimney comes in contact with the roof, & 600mm (24") above the highest roof surface within 3m (10') of the chimney.
- **Factory-Built Fireplaces**: & their installation shall conform to CAN/ULC-S610-M, "Factory-Built Fireplaces". The appliance will be required to be inspected by a Wood Energy Technology Transfer (W.E.T.T.) technician.
- **Ventilation System**: must be provided and shall conform to the requirements of 9.32., or CAN/CSA-F326-M. The attached "Ventilation Certification Form" is to be completed by the qualified installer after the system has been installed & tested.
- **Carbon Monoxide (CO) Alarm**: shall be installed within each bedroom or not more than 5m (16') from bedroom doors. The alarm must be hardwired & installed as per manufacturer instructions.

Section 9.36 – Energy Efficiency, shall apply to design & construction of buildings & additions;

- Buildings of residential occupancy to which Part 9 applies.
- Buildings containing business & personal services, mercantile or low-hazard industrial occupancies to which Part 9 applies whose combined total floor area does NOT exceed 300sq.m., excluding parking garages that serve residential occupancies.
- Buildings containing a mix of residential & non-residential occupancies.

Energy Performance Compliance applies to:

- Houses with or without a secondary suite.
- Buildings containing only dwelling units & common spaces whose total floor area does NOT exceed 20% of the total floor area of the building.

Definitions (as defined by Building Standards):

- **Competent Person** – a person who is familiar & fluent with building design under Section 9.36 of the NBC & acceptable to the Authority Having Jurisdiction (AHJ).
 - **New Building, for ground oriented Dwelling Units** – the initial construction & footprint of the base of the building.
 - **New Building, for other project types** – the base of the building & initial tenant development / fitout.
 - **Addition** – any conditioned space that is added to an existing building that increases the building footprint & / or the above grade floor area.
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A Professional Engineer, licensed in the Province of Saskatchewan, is required to review & approve (seal) certain details when:

- Design is not within the scope of Part 9 of the National Building Code of Canada (NBC),
- Foundation is slab-on-grade,
- Foundation is grade beam & pile supporting an additional storey, mezzanine/floor assembly or as otherwise specified through Plan Examination Report,
- Foundation/walk-out type foundation on sloped lots,
- Foundation design with screw piles,
- Building area greater than 600sq.m (6,458sq.ft.),
- More than 3 storeys,
- Tall walls greater than 3.6m (12'),
- Retaining walls in contact with the building, the face is more than 45° line below the edge of the footing, more than 1.2m (4') in height,
- As recommended by Geotechnical Reports.