

TOWN OF PILOT BUTTE BOX 253 PILOT BUTTE SK SOG 3Z0

Phone: 306-781-3406

e-mail: <a href="mailto:permits@pilotbutte.ca">permits@pilotbutte.ca</a>

## DEVELOPMENT and BUILDING INFORMATION

A DEVELOPMENT PERMIT (INFORMATION REQUIRED TO MAKE SURE THAT THE BUILDING WILL COMPLY WITH THE TOWN ZONING BYLAW) MUST BE APPROVED BY THE TOWN DEVELOPMENT OFFICER. ONCE THE APPROVAL HAS BEEN RECEIVED FOR THE DEVELOPMENT PERMIT, THEN AN APPLICATION FOR BUILDING PERMIT MAY BE COMPLETED.

The Municipality of Pilot Butte requires and issues building permits because, by law, it is required that the municipality will administer and enforce the Provincial Government's Uniform Building and Accessibility Standards Act. This Act states that: the owner of each building in Saskatchewan shall ensure that the building is designed, constructed, placed, altered, repaired, renovated, demolished, relocated, removed, used or occupied in accordance with building standards. We would like to draw your attention to the following regulations and policies in effect in the town when commencing development. Please call 781-4547 for further information.

- Please note below that the development permit expires in one year and building permits expire 6 months from date of issue if work is not commenced within that period, or if work is suspended for a period of (6) six months.
- An extension of 6 months for building permits and one year for development permits may be granted by the town development officer.
- Permit costs are based on the number of inspections required.
- Noncompliance with building regulations and permits will result in additional inspection costs that will be charged back to the permit holder.
- Noncompliance after the permit and extensions expire will result in having to purchase a new permit.
- Contravention of building bylaws will result in fines according to the Town General Penalty Bylaw No. 14-2011.
- Unpaid costs resulting from non compliance will be added on to the property taxes.
- You must notify the town office of the start, progress, and completion of the project.
- All arrangements for inspections must be made by the permit holder.

The Development Permit and Building Permit can be obtained at the Town of Pilot Butte Town Office.

Specific questions regarding development or zoning should be directed to the Town of Pilot Butte at 781-6252.

The building standards regulations require the town to employ a qualified building inspector for all residential and commercial building permits in the town. "Professional Building Inspections Inc." has been retained to do plan reviews and inspections on our behalf.

Specific questions regarding building plans or actual construction should be directed to Professional Building Inspections Inc. at 536-1799.

## PERMIT EXPIRATION:

If the *development* or use authorized by a development permit is not commenced within *one year* from the date of its issue, and completed within twelve months of its issue, the permit is deemed void unless an extension to the period has first been granted. The total time allowed for any or all such extensions shall be no more than one additional year.

All **building** permits issued under this section expire (unless an extension in writing has been first granted when):

- (a) six months from date of issue if work is not commenced within that period, or
- (b) if work is suspended for a period of six months, or
- (c) if work is suspended for a period of longer than six months by prior written agreement of the local authority or its authorized representative.

### **NEW HOME CONSTRUCTION:**

#### REFUNDABLE BUILDING PERMIT DEPOSIT: \$2000.00

A partial refund of 50% of the refundable building deposit will be issued to the Developer when all of the conditions below have been met.

The Municipality must be provided with:

- 1. Receipt of Final Inspection of the building before occupancy.
- 2. Completion of all deficiencies.
- 3. Receipt of Real Property Report (Surveyors Certificate) and Lot (Rough Grade Level) Grading (Elevation Certificate) as per Section 8 of Building Bylaw No. 9-2011.
- 5. Inspection of sewer service connection by the municipality.
- 6. Installation of a sewage back flow preventor.
- 7. Installation of future water connections, metres and readouts.

In any event, if the above items shown above are not completed within 36 months from the date of the approved development, the 50% of the partial refund shall be forfeited to the Municipality.

The remaining 50% of the building permit deposit will be refunded to the homeowner upon completion of the landscaping and driveway. If the landscaping and driveway are not completed within 36 months from the date of the approved development, the remaining 50% of the refund shall be forfeited to the Municipality. The refund will be issued by way of cheque by the local authority at a duly held meeting of Council.

**SEWER SERVICE APPLICATION: \$100.00** (see attached application)

**WATER SERVICE CONNECTION: \$100.00** (see attached application)

**WATER METER INSTALLATION:** For new homes you must have your plumber contact the town office to collect the Water Meter for installation. At that time a town representative will provide the water meter as well as observe & inspect the installation.

**SEWAGE BACKFLOW PREVENTER:** Must be installed.

### GENERAL BUILDING INFORMATION:

The drawings which will be required are listed below. Information typically shown on these drawings is listed, but other information must be added if necessary to fully describe the proposed construction. For alterations and renovations, some of the drawings may not be required.

**REAL PROPERTY REPORT:** provided by a Saskatchewan Land Surveyor indicating civic address, legal description, registered owner, easements and surveyor certification. This report indicates lot size, building size and site plan.

**LOT GRADING CERTIFICATE:** provided by a Saskatchewan Land Surveyor indicating civic address, legal address, surface parcel number, existing lot elevations.

**ELEVATIONS:** views of all sides of the building; height of finished grade; exterior finishing materials; size and location of doors, windows; location of chimneys.

**FOUNDATION PLAN:** overall size of the foundation; size and location of footings; piles; foundation walls; size and location of openings for doors, windows; foundation drainage.

**FLOOR PLAN:** size and location of: interior and exterior walls; exits; fire separations; doors (including door swings and hardware); stairs; windows; barrier-free entrances; barrier-free washrooms; other barrier-free facilities; built-in furnishings.

**STRUCTURAL PLANS:** size, material and location of: columns; beams; joists; studs; rafters; trusses; masonry walls; poured in place and pre-cast concrete walls and floors; related structural details.

**CROSS-SECTIONS AND DETAILS:** cut through views of the building; lists of all materials cut through including structural and finishing materials; vertical dimensions; stair dimensions and handrails; height of finished grade; wind, water and vapour protections; insulation.

**MECHANICAL PLANS:** description and location of heating, ventilating and air-conditioning equipment; size and location of ductwork; location of fire dampers; location of plumbing fixtures and piping; size and location of sprinkler system equipment.

**ELECTRICAL PLANS:** type and location of lighting; electrical panels; fire alarm systems; location of exit lights; emergency lighting.

## ZONING INFORMATION:

### RESIDENTIAL

**ATTACHED GARAGE:** Minimum Side yards - 1.2 metres and Minimum Rear yard setback – 6 metres.

<u>HOUSE</u>: Minimum 1.2 metres side yard / Min 7.5 metres front set back / Min 6 metre back yard. Features such as bay windows, window boxes and sills, belt courses, cornices, eaves, and gutters or cantilevered construction such as fire escapes, chimney chases, bow windows, bookcases, built in cabinet, balconies, and canopies may project a distance of .61 metres into any required front, side or rear yard but not closer than 0.31 metres to a lot line.

**PERMITTED YARD ENCROACHMENTS:** Unenclosed decks no higher than 0.61 metres above the finished grade, cantilevered balconies, porches and steps to a maximum projection of 2.4 metres into required front or rear yard.

**GRADING & LEVELING OF LOTS (FRONT & BACK):** Any lot shall be levelled and graded at the owners' expense. Finished grades shall provide adequate surface drainage that does not affect adjacent property owners. The owner shall grade to the prescribed finish grade within the time period set by the Town.

**DRIVEWAYS:** Driveways are permitted on the flankage side of corner lots. Garages so accessed must be placed 5.5 metres back of the side yard.

**ACCESSORY BUILDINGS (includes Detached Garage or Sheds etc)**: Minimum side yard is 0.61 metres and no structure shall have a projection greater than 0.31 metres beyond the main wall, except where in the case of a corner lot and where access to the structure is obtained from the flankage street, all accessory uses, buildings, structures shall maintain a minimum side yard of 5.5 metres from the side lot line on the flankage street. Rear yard, minimum - 1.2 metres; Front yard, minimum - no accessory buildings permitted; Height, maximum - 5 metres; Distance from another building on the property – Minimum 1 metre from wall to wall. Any detached garage or carport of more than 93.0 metres is an accessory use and must be approved by Council.

**DECKS:** Must be a minimum of 1.2 metres from the side and 6 metres from the rear yard.

**FENCES:** May be constructed or hedges and shrubs grown, along a lot line only in conformance with the following regulations:

- a) Except where required for screening, a fence, hedge or shrub (excluding trees) shall not exceed 3 metres in height. (The installation of fences over 1 metre in height requires a development permit.)
- b) In the case of corner lots, no fence, hedge, shrub, or tree shall be placed so as to create a visual obstruction in a sight triangle.
- c) No wall, fence, hedge or shrub (excluding trees) located along any side or rear lot line, shall exceed 3 metres in height. (The installation of fences over 1 metre in height requires a development permit.
- d) No wall, fence, hedge or shrub (excluding trees) located along a lot line in any required front yard, shall exceed 1 metre in height.

## RETAINING WALLS:

Will be approved on a case by case basis by the local authority. Information to be provided as requested and in consultation with, the authorized representative.

### MOBILE HOMES, MOVING AND DEMOLITION INFORMATION:

**MOBILE HOMES:** Any mobile home to be moved and situated within the mobile home trailer park shall be required to conform to CSA Z240A and A277 standards as of the date of the passing of this bylaw and:

- a) obtain a moving permit;
- b) obtain a development permit;
- c) obtain a building permit;
- d) pay the required permit fee as set out in Schedule "A"; and
- e) pay any other required fee as may be charged by the authorized representative (i.e. Sewer Service Application)

**MOVING PERMITS:** In the case of a structure requested to be moved into the Town, the following requirements shall be met, in addition to a building permit:

- a) pictures of the interior and exterior of the home must be submitted to the local authority for review, at the owner's expense; and
- b) the proposed structure to be moved in must be inspected by the authorized representative prior to its placement in town, at the owner's expense; and
- c) The authorized representative's report must be submitted to the town prior to receipt of the local authority's final approval.

#### **DEMOLITION OR REMOVAL PERMITS:**

The fee for a permit to **demolish** or **remove** a building, but not to include an accessory building, shall be \$50.00 in addition to any fee charged by the authorized representative and/or the local authority for site inspections.

a) In addition, the applicant shall deposit with the local authority the following sum to cover the cost of site restoration after the building has been demolished or removed to such condition that it is, in the opinion of the local authority or its authorized representative, not dangerous to public safety.

### The deposit fee is \$1500.00 (Only applies to a Principal Building)

b) If the applicant who demolishes or removes the building restores the site to a condition satisfactory to the local authority or its authorized representative, the sum deposited, or portion thereof, shall be refunded.

In addition, the applicant must provide a copy of a bond or insurance coverage to the municipality stating the person responsible for moving has sufficient insurance to cover costs for damage caused to utilities, roads, private property, municipal property and utilities.

## RENOVATIONS

Please contact the Town Office regarding whether or not your renovation may require a permit.

## **GENERAL POINTS:**

Requests for inspection **MUST** be made at **LEAST 48 HOURS IN ADVANCE**. Please call **Professional Building Inspections, Inc.** at 536-1799 to arrange for inspections.

The owner shall arrange for inspections of the building:

- 1. at the form setting stage, before the pouring of concrete
- 2. completion of framing and before insulating
- 3. final inspection prior to "Occupancy"

It is the responsibility of the applicant to ensure that the proposed structure will not encroach upon any electrical or gas lines or any easements registered against the property in question. The location of the electrical lines or gas lines may be located by contacting SaskPower and SaskEnergy respectively.

Please contact the Town Office at 781-4547 for more information.

Once the permit has been approved, you will be contacted. All fees are due and payable prior to the permit being issued and beginning construction.

PLEASE NOTE: PERMITS MAY TAKE A MINIMUM OF A WEEK AFTER SUBMISSION TO THE TOWN OFFICE. PLEASE ALLOW FOR ADEQUATE TIME IN YOUR CONSTRUCTION SCHEDULE.

#### FORM A2

#### **TOWN OF PILOT BUTTE**

#### **APPLICATION FOR BUILDING PERMIT**

NEW HOME - ACCESSORY BUILDINGS (DETACHED GARAGE) - ADDITION - ATTACHED GARAGE - BASEMENT RENO - COMM./INDUS./INST. - DECK - MOBILE HOME - STRUCTURAL RENO - STRUCTURE BEING MOVED IN/OUT TOWN (CHECK ONE)

I hereby make application for	a permit to			Construct Alter	Permit #		
				Reconstruct	!		
a building according to the inf	formation be	elow and	to the pla	ns and documents	attached to	this applicat	cion.
Civic address or location of w	ork:						
Legal Description:		Lot		Block		Plan	
Alternate#							
Owner		Address:				Telephone:	
Designer		Address:				Telephone:	
Contractor		Address:				Telephone:	
Nature of work:							
Intended use of building:							
Size of building:	Length		Width	He	ight		
Number of stories				Fire Escapes			
Number of stairways			•	Width of stairway	c		
Number of exits	-		-	Width of exits	3		
Number of exits			•	Widui of exits			-
Foundation Soil Classification	and Type						
Footings			Material			Size	
Foundations			Material			Size	
Exterior Walls			Material			Size	
Roof			Material			Size	
Studs			Material			Size	
Floor Joists			Material			Size	
Girders			Material			Size	
Rafters			Material			Size	
Chimneys			Number			Size	
			Material			Thickness	
Heating			Lighting			Plumbing	
Estimated Value of Constr	uction (ex	cludina	site) \$				
Building Area (area of larg	_		<i>,</i> +	squ	uare meters		•
I hereby agree that it is my re	esponsibility egulations re ve. I also ag	to ensure	of any pla	nce with the Building review or inspec	ng Bylaw of ctions that m	ay or may n	Pilot Butte and with any other ot be carried out by the Town amenities such as "Energy
Date			Signature	e of Applicant			
Date			Signature	e of Development (	Officer		



Box 517 Stn. Main White City, SK S4L 5B1 Ph: 306-536-1799

Fax: 306-781-2112 E-mail: office@pro-inspections.ca

## **Residential – Permit Information Form**

# **Municipal Office Use Only**

Municipality:						PBI Permit #:	
Development Approved:	No	Yes	(Proposed cons	truction meets all	zoning bylaws and	or is approved in pri	nciple.)
eotech Report Required:	No	Yes	(If required by z	oning bylaws or e	engineer recommen	dation.)	
Permit Application Date: _			Pe	rmit Expiry [	Date:		
Date Sent to PBI:			Adn	ninistrator Na	ame:		
ethod Sent (mail, fax, e-mail): _				Signa	ture:		
Infor	mation B	elow C	an Be Com	pleted By	The Applica	nt	
<b>Contact Information</b>	<u>ı</u> :						
Registered Owner:					Home:		
Mailing Address:					Bus:		
E-mail:					Cell:		
Contractor:					Bus:		
Contact Person:					Fax:		
E-mail:					Cell:		
	Same as Re	gistered Ov	wner				
Applicant's Name:	Same as Re			e as Contractor	Ph:		
Jobsite Location: Civic Address:							
Legal Land Description:	Lots(s)		Block		Plan No.		
On the all to the larger		1/4, Sec	ction	_ Township	Rar	nge V	<i>/</i>
Subdivision: Landmark or Reference:							
Landinark of Reference.		(Note dire	ections that will as	sist the Building	Official in finding the	e jobsite)	
Project Details:							
Single Family Dwelling (S	elect one p	ermit typ	e that best de	scribes the dv	velling):		
New Home Dupl	ex Unit	Cottage	e RTM	Post-Move	e Mobile (N	Manufactured) H	ome
Select on line below ALL th							
Basement Developme	ent De	ck /	Attached Gara	age (Insulated)	Attached G	Sarage (Not Insulat	ed)
Residential Building Proje		•	•		• • •		
Addition Renova		eck _	Basement De	•	Secondary S	Suite	
Sunroom New F Attached Garage	oundation Detached		aining Wall Accesso	Roof Extensity Building	sion Pole Building	g Boat Hou	se
Insulated: Yes	No Cor	nments:					
Dimensions: Length:	ft.	x Width					ft
<del>-</del>			· · · · · · · · · · · · · · · · · · ·		ft² Bsm		ft²
Start Date:	-	_	Estimated C		•		



5 Gregory Avenue East – Unit 5 Box 517 Stn. Main White City, SK S4L 5B1 Ph: 306-536-1799

Fax: 306-781-2112 Email: office@pro-inspections.ca Website: www.pro-inspections.ca

## **Residential - Plan Review Checklist**

Municipality: Permit #:													
Jobsite Address:	Project Type:												
Owner's Name:	Cell Ph:												
			-										-
		-		Re	side	enti	al P	roje	ct T	yp	•		_
REQUIRED for a Plan Review (A shaded box means not required.)  Provide designs and required documents in PDF format as indicated by the unshaded boxes for the project. A plan review must be completed by PBI before a building permit is issued.  E-mail plans and documents in PDF format to the municipal office.  Requirements may vary for some projects. Please consult with PBI.	New Dwelling / Housing Unit	RTM / Modular / Post-Move	Mobile (Manufactured) Home	Addition / Living Space / Sec. Suite	Renovation (structural or egress)	Basement Development	Deck (not covered or enclosed)	* Attached Garage (unheated)	* Det Garage / Acc. Bidg. (unheated)	* Pole Building (unheated)	Retaining Wall (if collapse affects a structure)	Foundation Replacement	Solar Panels (PV or Hot Water)
Site Plan (eg. lot size & shape; indicate North; project size on lot, distance to all property lines, indicate what borders each property line, label streets, etc.)	-						1			1			
Building Plans (eg. floor plans, exterior elevations, cross sections, structural details, window & door types, sizes & locations, stair configurations, material lists, specs, etc.)													
Energy Code Forms (applicable to compliance option, code edition & climate zone)													
Building Designs stamped by an engineer (project specific for intended use*)		19.0											
Foundation Designs stamped by a structural engineer (site specific)			je	ĺ									
Geotechnical Report (if required by zoning bylaws or engineer recommendation)													
Manufacturer's Blocking Chart and anchorage details													
PBI Specifications sheet (plus all information requested in the sheet(s)				7/11									
Information Below is Required BEFORE TH	E FR	AMI	NG I	NSF	ECT	<b>LION</b>							
Engineer-stamped roof truss designs & layouts (NBC compliant)			4 1										
Engineer-stamped floor truss and/or LVL designs & layouts										10			
Fireplace or Wood Stove Manufacturer Specifications			H						Fall				
Residential Mechanical Ventilation Design Summary													

### **E-MAIL CONSENT FORM**

Consent to the e-mail delivery of PBI reports and related documents pertaining to this building permit is given to the following individuals involved in the construction project (note that owners should always include themselves on this form):

Title (Eg. Owner, Contractor)	Individual's Name	E-mail Address
Owner		

•	Please note that failure to receive an e-mailed report or related document does not release the property owner(s) from their responsibility to
	comply in all regards with the building standards (Saskatchewan Uniform Building and Accessibility Standards Act, municipal building bylaws, and
	National Building Code of Canada).

•,	I declare that I	am the owner of	f this property a	and I will notify I	PBI of any e-ma	ail changes, if applicabl	le.
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Name:	Signature:	Date:

# **Solar Panels** - PBI Specifications



Owner Name:			Municipality:									
Owner: (Cell)		_ (H)	Jobsite Address:									
	Solar Photovoltaic (PV) or Water Heating (SHW) Installation											
(1) Provide the following documents with your application, where applicable:												
☐ Product listing	☐ Product listing from supplier(s) verifying that all components to be installed are CAN/ULC certified.											
*** Note that SI	<ul> <li>Manufacturer specifications for PV and/or SHW components (i.e. design and installation requirements).</li> <li>*** Note that SHW systems must be installed in accordance with Saskatchewan Plumbing Regulations.</li> <li>Battery storage, if applicable, must indicate ventilation &amp; space clearance requirements.</li> </ul>											
	_	r PV installations. <b>(NOTE: Cor</b> ons require an <b>electrical perm</b>			g. seal)							
Engineer designation (e.g. weight of maximum antice	Roof truss designs (engineer-stamped) or letter from a Structural Engineer (project-specific).  Engineer designs or letter must indicate: (a) that their review conforms to NBC 2015 - Part 4, (b) anticipated dead loads (e.g. weight of panels, supports and racking), (c) anticipated live loads (e.g. snow and wind loads for the area), (d) maximum anticipated point load on framing members, (e) maximum panel array height above surface of roof (re: uplift and forces on mounting attachments), and (f) additional structural information relevant to the project.											
dimensions, sp parallel-mounte	Roof-mount plan and layout, indicating: (a) roof surface type and dimensions, (b) panel and anchor layout, noting dimensions, spacing and weight, (c) method of attachment, (d) distance between roof surface and underside of panels, if parallel-mounted, (e) maximum height above roof ridge, if tilt mounted, (f) racking/rail lengths and details (g) flashing and sealant type, (h) provisions for fire fighting, and (i) additional structural information relevant to the project.											
(2) Complete the	e information be	elow regarding the propos	sed installation:									
Installation (Bui ☐ Residential	Iding or Proper		Roof Truss or	Rafter Spacing:								
Solar Panel Typ  Photovoltaic	Water Heating		☐ Roof Trusses	Roof Trusses (Engi	neered) ot built solar ready)							
Solar Service Ty ☐ Grid-Tied ☐ Water Heating	■ Battery Storage	(off-grid)	☐ Rafters									
Mounting Locat	ion:		Name of Truss □	Manufacturer o	r Engineer:							
☐ Roof (sloped) ☐ Ground	☐ Roof (flat) ☐ Pole	☐ Canopy ☐	Roof Slope (Pit	t <b>ch):</b> (e.g. 4/12)	<u> </u>							
Foundation Typ Concrete Piles *** Engineer-stam	□ Screw Piles	or canopy):  Concrete Slab lesigns are required.	Roof Sheathing OSB 3/8"	g Type & Thickn ☐ Plywood ☐ 7/16"	ess: 							
Panel Orientation ☐ Portrait	on ☐ Landscape		Roof Surface/S	Shingle Type:								
Mounting Type:    Flush	Parallel	☐ Ballasted	Array Directly Fastened To:  ☐ Truss/Rafter ☐ Blocking ☐									
Fixed Tilt  If Tilted, Maximum	☐ Tracking um Height abov	⊔ e Roof Ridge:	Racking Type:	☐ Rail-free	☐ Shared-rail							