

### 2020 Building Code - In Affect Now

As of Jan 1, 2024, Saskatchewan has adopted the new 2020 National Building Code and Energy Code. Changes to note:

- Energy efficiency for dwellings has changed with an increase to tier 2 and tier 3 coming into effect Jan 1, 2025.
- Energy efficiency (NBC 9.36) can no longer be used for commercial buildings.
- Additions to a building constructed before Jan 1, 2019 do not need to meet energy efficiency requirements.
- Barrier free in commercial buildings has been changed.
- Requirements for barrier free for existing buildings has changed.

### 2024 PBI Forms Available:

[pro-inspections.ca/residential](https://pro-inspections.ca/residential)  
[pro-inspections.ca/commercial](https://pro-inspections.ca/commercial)  
[pro-inspections.ca/energy-codes](https://pro-inspections.ca/energy-codes)

### Decks and Garages

Spring is fast approaching. Thinking of building a deck or garage this year? Have a look at our website for all the forms and information you'll need for your next project.

### Demolition Permits

Demolitions and moving a building cannot start until a valid permit has been issued by the municipal office.

Owners must:

- Meet all municipal requirements for demolition or removal.
- Have all underground facilities located prior to commencing demolition and removal.
- Obtain prior written approval from the Local Authority if it is necessary to close or block any road, street, lane, or sidewalk.
- Supply and maintain, at their own expense, all fencing and boarding or barricades required to warn and protect the public from the work in progress (as per 2020 NBC 8.2.1.3.).
- Dispose of and handle hazardous material in compliance with provincial regulations. For guidance, visit [Publications Saskatchewan](https://publications.saskatchewan.ca).

### Permit Exemptions and Farm Buildings

Every building needs a building permit to be constructed, unless there is an exemption that can be granted.

There are only two exemptions that currently exist in the regulations:

1. One accessory building per lot that is 10m<sup>2</sup> or less, that is only a single storey, including no sleeping accommodations, and does not create a hazard.
2. A building on farmland that is zoned agriculture, is only for the propose of the farming operation, with no commercial or personal use, including sleeping accommodations. However:
  - Farm buildings over 600m<sup>2</sup> still require a fire inspection completed by your fire chief; and
  - A municipalities may include in their bylaw that farm buildings require a building permit.

Exemptions must be first granted by the municipality before construction starts. If the use of the building changes, it needs a building permit.

### Avoid Extra Fees - Helpful Hints

Extra fees might be charged if there are issues with a project, if it extends past the permit expiration date, or if orders have to be issued. How to avoid extra fees:

- Apply for a permit before starting a building project. It can be costly to make changes to already constructed components if elements are not in compliance with the Building Code.
- Call for the inspections required in the plan review.
- Contact your Licensed Building Official prior to making any changes to your project.
- Complete your project before the expiry date.

