

Additions to One-Unit Dwellings - Pamphlet (2015 National Building Code of Canada)

Information and Drawing Requirements

This pamphlet has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect. Users are advised to contact the Municipality Office or assistance, as the Building Official accepts no responsibility to persons relying solely on this information, as it is being provided as general information to aid permit applicants with some typical requirements.

PLEASE REMEMBER!

- The drawings must provide enough information so that the requirements of the 2015 National Building Code of Canada (NBC), the Municipal Building Bylaw, and the Municipal Zoning Bylaw (such as site coverage, setbacks, and building heights) can be checked.
- It is the owner's responsibility to contact Information Services Corporation (ISC) and utility companies to locate utility lines and easements.
- Construction over underground utilities is not permitted.
- If you will be working near Municipal trees, contact the Municipal Office for any requirements related to tree protection that may be in effect.
- It is the owner's responsibility to obtain a boulevard/ curb crossing permit where applicable. Contact the Municipal Office for more information.
- The plumbing system shall not be constructed, extended, altered, renewed, or repaired unless a plumbing permit has been obtained.
- Electrical permits must be obtained from SaskPower.
- Only complete applications will be accepted. Please contact the Building Official for specific forms required for your project.

General Regulations (These Requirements vary by Municipality – Check with the Municipal Office for Zoning Requirements):

- Both building and development permits are required for any addition to a one-unit dwelling structure.
- An attached garage, attached carport, and attached deck with a roof are all considered to be additions.

A) In some residential zoning districts:

- Only 40% of the site can be covered by the house and any additions;
- On corner lots, additions must be a minimum distance of 4.5 m (15 ft) from the rear property line;
- On all other lots, additions must be a minimum distance of 7.5 m (25 ft) from the rear property line;
- Bay windows, most cantilevers or floor areas cannot project into the minimum required front, rear or side yard;
- New windows are not permitted where the side yard is less than 1.2 m (4 ft) unless fire shutters are installed. Replacement windows of the same size or smaller than existing windows are allowed.

B) In some R1 zoning districts:

- The house and any additions must be a minimum of 9.0 m (30 ft) from the front property line with a minimum side yard clearance of 1.5 m (5 ft). However, sites less than 34 m (112 ft) in depth only require a front yard setback of 6.0 m (20 ft).

C) In some R1A, R2 and R2A zoning districts:

- The house and any additions must be a minimum of 6.0 m (20 ft) from the front property line with a minimum side yard clearance of 0.75 m (2.5 ft).

D) In some R1B zoning districts:

- The house and any additions must be a minimum of 3.0 m (10 ft) to 6.0 m (20 ft) from the front property line with a minimum side yard clearance of 0.75 m (2.5 ft). Some portion of the dwelling unit must be situated between the 3.0 m (10 ft) to 6.0 m (20 ft) front yard dimension.

E) In some established neighbourhoods:

- The front yard setback that is required for a house and any addition in an established neighbourhood shall not vary more than 3.0 m (9.84 ft) from the average front yard setback of dwellings on adjacent sites. The front yard setback shall not be less than 6.0 m (20 ft), subject to the Zoning Bylaw. Search "Infill Strategy" at Saskatoon.ca for more information.

Drawing Requirements for Permit Applications

- One complete set of construction drawings is required. This set will be returned when the permit is issued.
- Drawings shall be on 11x17 size paper. Text must be a size and style that is readable.
- The drawings must be drawn to scale with all dimensions included and must include the following:

Site Plan

- Show the size of the addition, the size of the existing house and all distances to the property lines.
- Show the size and location of all other buildings on the site.
- A Real Property Report (surveyor's certificate) is suggested.

Foundation Plan

- Show locations and all dimensions of walls, beams, columns, footings and piles.

Floor Plans

- Show locations and all dimensions of walls, beams, and columns.
- Show all door and window sizes and their locations.

Elevations

- Show at least one view of the house with the addition. Indicate the cladding, doors and windows, roof overhangs and finished grade level.

Sections

- Show building and wall sections, specify all construction materials, grade level, floor heights and stair sections.