

NO CONSTRUCTION SHALL START PRIOR TO ACQUIRING YOUR PERMITS!!

In order to speed up the approval process, please ensure you have completed the following:

1. Zoning Requirements
 - Determine your zoning type BY USING THE Zoning map on our website or contact the Village Office. To view Zoning map on the website, go to www.debden.ca/Development and Building.
 - Once the zoning type has been determined, download the correct zoning information from Development/ Zoning on our website. This information will tell you everything you need to know about what you can and cannot do on your property.

2. Development/Building Permit Application
 - Building permits will not be issued without a Development Permit. No deck or building over 100 ft² shall be placed or constructed until you have been issued a permit. No deck higher than 24" off the ground shall be constructed without a permit.
 - Ensure you comply with the zoning requirements, including setback requirements.
 - Complete the Permit Application and submit it to the Village office along with a complete set of building plans and the \$70.00 Development and SAMA Fee.
 - Your application will be forwarded to CCA-SK Construction Code Authority to ensure it complies with the National Building Code Standards.
 - Once the Village has received notification from CCA-SK that your building complies with the NBCS, along with confirmation of completed building value, you will be invoiced for the review costs as provided by CCA-SK. Once the invoice has been paid, the building permits will be issued.

If you have any questions, please call our office at (306) 724-2040 or email us at office@debden.ca.

Section 6(1) The Construction Codes Act (...the owner of each building in Saskatchewan shall ensure that the building is designed, constructed, erected, added to, placed, altered, repaired, renovated, demolished, relocated, removed, used or occupied in accordance with the construction standards.”

If you have any questions related to building standards, please call CCA-SK Construction Code Authority at (306) 370-2824 or email admin@ccask.ca.

Instructions on completing Development & Building Application Package:

- Complete ALL pages and submit it to the Village office, along with a site plan and the Application Fee of \$70.00. Discretionary Use will be determined in office when application is received.
- Site plan must be completed with all setbacks clearly marked from building to all 4 property lines, north direction, all accessory buildings and drainage direction.

Application for Building Permit

- Must be completed and submitted to the Village office, along with all required drawings, information and forms included with the Permit Application Checklist from CCA-SK.

Permit Application Checklist – CCASK

- CCA-SK supplies these forms that must be completed before the permit will be approved. Once approved by CCA-SK, their invoice will be issued
- To speed up the approval process ensure all forms are completed before returning.
- Any questions regarding Energy Efficiency Compliance or the Form can be made to CCA-SK at (306)370-2824.

Application for a Permit to Demolish or Move a Building

- Must be completed and submitted to the Village office for any building to be moved into or out of the municipality.
- Must be completed and submitted to the Village office for any building to be demolished within the municipality, along with the Demolition Permit Fee and deposit. The Village must be informed when the demolition is complete. We will inform SAMA of the removal of building so your property can be re-assessed.

All documents must be fully completed and submitted as one package or the documents will be returned which will delay the approval process.

E-transfer: villagedebden@sasktel.net

Cheque, cash or online payment if available through your banking institution.

VILLAGE OF DEBDEN

Form A to
Bylaw 5/2020

DEVELOPMENT PERMIT / BUILDING PERMIT APPLICATION
(Check ALL that apply)

Box 400
Debden, SK
S0J0S0

TYPE OF WORK:	<input type="checkbox"/> NEW	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ALTERATIONS	PERMIT NO:	OFFICE USE:			
	<input type="checkbox"/> REMOVAL	<input type="checkbox"/> DEMO	<input type="checkbox"/> RELOCATION					
LOCATION	PROJECT CIVIC ADDRESS:		LLD:	1/4:	SEC:	TWP:	RGE:	<input type="checkbox"/> W3M
	SUBDIVISION:		LOT:	BLK:	PLAN:		PARCEL:	

OWNER / CONTRACTOR	Owner			Company Name (if applicable)				
	Mailing Address			City		Prov	PC	
	Phone (Check best use) <input type="checkbox"/> Cell <input type="checkbox"/> Other			Email (Most correspondence will be by email)				
	Contractor / Company			Phone		Email		

START DATE:	COMPLETION DATE:	ESTIMATED VALUE OF CONSTRUCTION:
NOTE: "Value" of construction is not the same as "cost" of construction; see bylaw for definition. A revised value may be determined.		

TYPE OF PROJECT	<input type="checkbox"/> RESIDENTIAL:	<input type="checkbox"/> SITE BUILT HOME	<input type="checkbox"/> RTM	<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> DECK	<input type="checkbox"/> DET GARAGE	<input type="checkbox"/> BSMT DEV	
	DETAILED DESCRIPTION: (I.E. NEW CUSTOM HOME; RELOCATING EXISTING HOME; CONSTRUCTING NEW FOUNDATION FOR EXISTING HOUSE; DET. GARAGE; ETC.)							
	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> SHOP / STORAGE	<input type="checkbox"/> VEHICLE STORE/REPR	<input type="checkbox"/> RETAIL <input type="checkbox"/> OFFICE	<input type="checkbox"/> ASSEMBLY (I.E. RESTAURANT / CHURCH / HALL / GYM)	<input type="checkbox"/> CHANGE OF USE (Lot or Building)	<input type="checkbox"/> INCREASE INTENSITY (Lot or Building)	
	OTHER / DETAILED DESCRIPTION: (I.E. COLD STORAGE; RENO SPACE FOR NEW COFFEE SHOP; TRUCK STORAGE & REPAIR W/ OFFICES; NEW HOTEL, ETC.) <small>(Description of Proposed New Use, How is intensity increased- (more seating, additional floor area/new rooms)</small>							

SUBMITTALS	<input type="checkbox"/> Site Plan Submitted	A SITE PLAN IS REQUIRED FOR ALL PROJECTS	
	<input type="checkbox"/> Drawings Submitted OR	Complete Drawing Package, including elevations, floor plans, sections, and details	Required for ALL projects, unless a deck or detached garage (use Worksheet)
	<input type="checkbox"/> Worksheet Submitted	CCASK Worksheet (in lieu of drawings); for decks and detached garage projects	See www.ccask.ca
	PERMIT APPLICATIONS WILL NOT BE PROCESSED UNTIL ALL REQUIRED INFORMATION HAS BEEN RECEIVED		

APPLICANT SIGNATURE	<p>I hereby acknowledge that I have read this application and certify that the information contained herein is correct.</p> <p>I hereby acknowledge that I understand that permission to begin building is not granted to me until a Building Permit signed by the building official, administrator, or administration staff is returned to me.</p> <p>I hereby agree to comply with the Building Bylaw of the local authority and acknowledge that it is my responsibility to ensure compliance with the Building Bylaw and Zoning Bylaw of the local authority and with any other applicable bylaws, acts and regulations regardless of any plan review or inspections that may or may not be carried out by the local authority or its authorized representative.</p> <p>I agree to perform all construction work solely in accordance & compliance with the information & plans provided by me in this application and will obtain all other work permits required in conjunction with my development.</p>	
	Applicant Signature _____	Date _____

FOR NEW CONSTRUCTION PROVIDE A DETAILED SITE PLAN, drawn to scale showing, with labels, the following existing and proposed information:

- a) a scale and north arrow;
- b) a legal description of the site;
- c) dimensions of site;
- d) bylaw site line setbacks including front, rear, and side yard requirements,
- e) site topography and special site conditions (which may require a contour map), including culverts, ditches, and any other drainage features,
- f) the location of any buildings, structures, easements, and dimensioned to the site lines;
- g) the location of trees and other vegetation, especially natural vegetation, street trees, and mature growth;
- h) proposed on-site and off-site services;
- i) a dimensioned layout of parking areas, entrances, and exits;
- j) abutting roads and streets, including service roads and alleys;
- k) an outline, to scale, of adjacent buildings on adjoining sites;
- l) fencing;
- m) proposed location of sewer and water lines;
- n) other, as required by the Development Officer or Council to effectively administer this Bylaw

Mobile Homes: C.S.A.Z240 Approval Number (from Black and Silver Sticker)

Mobile Home date of Manufacture: _____

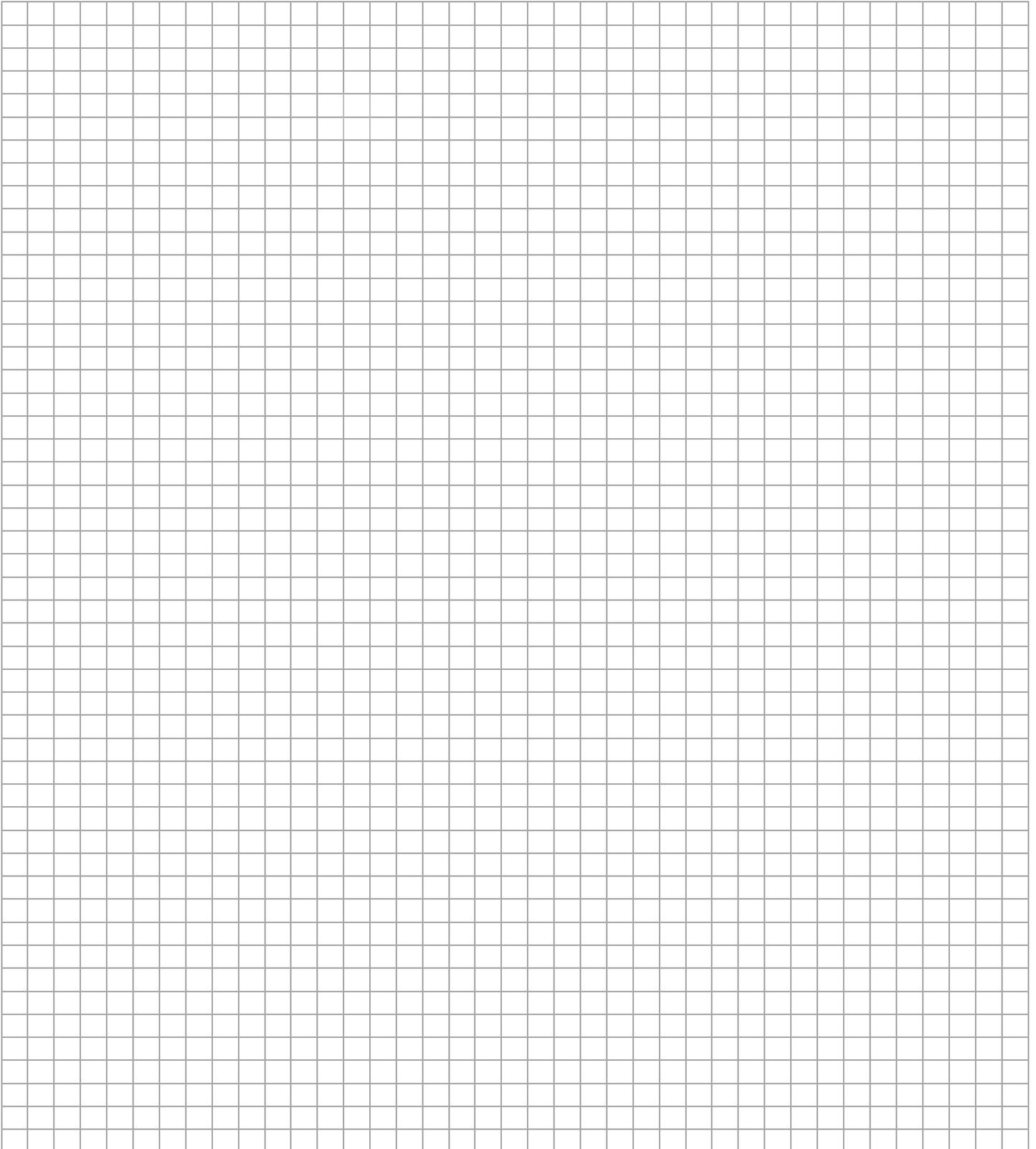
FOR CHANGE OF USE PROVIDE ADDITIONAL INFORMATION DETAILS SUCH AS:

- a) Existing Use of Building/Lot including existing size
- b) Proposed Use of Building/Lot including proposed size if changing
- c) Proposed construction or alterations to be done to meet the proposed use
- d) If increasing intensity- how will it be increased- More seating? More floor space? More rooms?
- e) What are the uses of the adjoining lots?
- f) Any additional relevant information.

VILLAGE OF DEBDEN

— SASKATCHEWAN —

SITE PLAN / VICINITY MAP





DWELLING RELOCATION

In order to adequately and efficiently process a building and development permit application, the following information is required to be submitted electronically to the municipal office (some offices may accept paper submissions).

The applicant is required to check every box below to indicate that they fully understand what information is required for a complete application. Failure to check any boxes or sign below will result in the application being tabled until all information is received.

	REQUIRED DOCUMENTATION / DESCRIPTION	RESOURCES / WORKSHEETS / HELPFUL INFORMATION
R E Q U I R E D	<input type="checkbox"/> Permit Application: Ensure all contact info including email address is provided. Ensure to include Civic Address along with Lot, Block, and Plan, or Legal Land Location when not located in a subdivision.	Provided by municipal office, or CCASK online application where acceptable to the municipality.
	<input type="checkbox"/> Pre-Relocation Inspection & Report The dwelling is required to be inspected prior to approval of relocation into the municipality, and the report becomes part of the required permit application submittals. The report will typically identify any life safety, health, structural upgrades, and other items that require repair as part of the permit approval.	PRE-RELOCATION OWNER'S CHECKLIST
	<input type="checkbox"/> Site Plan (often included with full professional construction plans) <ul style="list-style-type: none"> • Lot dimensions and shape, • Size and location of proposed house, • All dimensions from proposed house to property lines (ok to 'guess' if distance is very large), • Distance to other buildings, • North direction arrow. • NOTE: It is very important that in addition to Zoning Setbacks, the designer/owner understands that where local Fire Department Response time cannot meet 10-minutes or less in 90% of their calls, there are more stringent requirements for the building face on the side yards built within 2m (8 feet) of the property line, such as no windows permitted, 5/8" drywall, and no combustible cladding. 	SAMPLE SITE PLAN See SPACIAL SEPARATION REQUIREMENTS for fire-protection requirements at side yards.
	<input type="checkbox"/> Spatial Separation Information This is related to where the building sits on the property / how close it is to property lines. The designer is to understand that notwithstanding Zoning setbacks, where the local Fire Department Response time cannot meet 10-minutes or less in 90% of their calls, there are more stringent requirements for the building face on the side yards built within 2m (8 feet) of the property line, such as no windows permitted, 5/8" drywall, and no combustible cladding.	BCB – SPATIAL SEPARATION – FDRT > 10 MIN. BCB – SPATION SEPARATION – FDRT < 10 MIN.
	<input type="checkbox"/> Complete Construction Plans A new foundation is required, and complete foundation construction plans and details are required to be submitted. Complete construction plans for any proposed additions or modifications are required to be submitted, including plans to replace windows (bedroom egress windows required), or required alterations to building faces due to spatial separation	SAMPLE FOUNDATION PLAN WS - DECKS

	<p>requirements where applicable.</p> <p>Plans for construction of new decks and entrance landings are required to be submitted; alternatively, decks can be constructed at a later date under a different building permit.</p>	
O T H E R	<input type="checkbox"/> Spray Foam Installation: Have spray foam installation contractor submit the CCA Worksheet or their own install data sheet. <i>*IMPORTANT: DO NOT USE 'FROTH PACK' or SIMILAR 'DIY' retail products as insulation, air-barrier, or vapour barrier. Owner installed spray foam products do not comply.</i>	WS – SPRAY FOAM TECH DATA SHEET

When is an Engineer Required?
 Professionally designed and sealed drawings, or drawings with professional engineer design review and sealed are required for the following conditions:

- When the municipality bylaw requires all house foundations are designed by professional (engineer or architect).
 Grade beam and pile foundation supporting living space.
 E.g. House with GB&P foundations, large additions with GB&P foundation, attached garage with living space over it, etc.
- Walk-out foundations.
- When set out, required, or recommended by a geo-technical investigation.
- Where substantial portions of foundation walls are laterally unsupported.
- Where preserved wood foundations have differential backfill heights greater than 600 mm.
- Foundations and structural components of below-grade entries.
- Retaining walls higher than 900mm where the wall impacts the house design or feature integrity.
 E.g., wall creates grade conditions to allow a walk-out foundation, or grade conditions around a building that would otherwise not have been achieved.

I understand that all information is required to be submitted before my permit application will be reviewed, and that this will delay review of my permit application, and that a fee may be charged for partial applications.

I understand that as the owner I am / the owner I represent is ultimately responsible for compliance with the Construction Codes Act and SK Building Regulations:

Owner / Applicant:
 (Owner's rep) _____

Date: _____

Additional Reference Material:

Spatial Separation Requirements; fire department response time meets 10-minutes or less in 90% of calls (applies to most cities, some larger towns with hybrid FD).

[BCB – PRO FDRT](#)

Spatial Separation Requirements; fire department response time DOES NOT meet 10-minutes or less in 90% of calls (applies to all RM's, resort villages, hamlets, many towns, and even parts of some cities).

[BCB – VOLUNTEER FDRT](#)

Clarification of Modular Construction

[BCB – CLARIFICATION OF MODULAR CONSTRUCTION](#)

Spray Foam Data Sheet

[WS – SPRAY FOAM DATA SHEET](#)

Grade Beam and Pile Systems

[BCB – GRADE BEAM / PILE SYSTEMS](#)

Energy Code Compliance

[BCB – ENERGY CODE COMPLIANCE](#)

Preserved Wood Foundations

[BCB – PRESERVED WOOD FOUNDATIONS](#)

Building Anchorage Systems

[BCB – BUILDING ANCHORAGE SYSTEMS](#)

Deck Construction Information / FAQ

[BCB – DECK CONSTRUCTION INFO](#)

How to build a Built-up Wood Beam

[BCB – BUILT-UP WOOD BEAMS](#)

Secondary Suites

[BCB – SECONDARY SUITES](#)

Screw Piles

[BCB – SCREW PILES](#)

Below-Grade Entries

[BCB – BELOW GRADE ENTRIES](#)

Owner's Dwelling (or other residential use structure) Pre-relocation Checklist

This document is intended to provide owners who are considering purchasing pre-existing homes and relocate them to a new property with a list of potential upgrades, items that may require new construction, and information required for a building permit application. The list does not include any consideration for the actual physical relocation, trucking, or any transfer methods.

THE FOLLOWING LIST are UPGRADES AND REPAIRS THAT ARE REQUIRED TO BE ADDRESSED AS PART OF A BUILDING PERMIT APPLICATION TO RELOCATE THE EXISTING DWELLING:

1. Bedroom windows will need to be replaced if they do not provide an unobstructed opening (measured when the window is in the open position of the actual opening) of at least 0.35m² (3.77 ft²) and no dimension less than 380 mm (15 inches).
2. Hardwired and interconnected smoke alarms are required in each bedroom, in the hall or area serving the bedrooms, and on any floor level that doesn't have a bedroom including an unfinished basement.

A carbon monoxide detector is required either in each bedroom or within 5m of a bedroom door (a combination smoke and CO alarm device in the corridor could satisfy this requirement).
3. All single pane windows, and aluminum frame windows are to be replaced with new windows. Where required for bedroom egress, see Note 1 above.
4. All 'wood panelling' is to be replaced with an appropriate interior finish, unless it can be demonstrated with documentation or product stamps that the flame-spread rating is less than 150.
5. Any damaged structural items as a result of the relocation process, or observed once on site will be required to be repaired / replaced.
6. A WETT certification report prepared by a qualified WETT inspector is required for approval of any wood-burning stove, appliance, or fire place.
7. Wood frame windows / exterior wood trims nearing the end of their service life require re-finishing or replacement.
8. Any damaged exterior siding, cladding, or trims, or where these items are nearing the end of their service life will require repair or replacement.
9. Damaged roofing materials, or where roofing is beyond their service life or nearing the end of their service life will require repair or replacement.
10. Bathrooms and kitchens require mechanical exhaust to the exterior.
11. Where bathroom finishes are damaged beyond repair or where there is evidence of mold, mildew and other indoor air-quality concerns, proper remediation and replacement of finishes is required. Have qualified consultant provide appropriate mold remediation project scope.
12. Structural concerns are to be repaired where simple obvious repairs and typical construction materials are involved. Some structural concerns will require involving a structural engineer to determine appropriate repair / replacement scope.

-
13. All houses require a proper ventilation system which includes fresh-air delivered to bedrooms and living space. This can be through a forced-air heating system with a make-up air intake. Where houses are heated through electric or hydronic heating radiant systems, fresh-air will need to be delivered mechanically through a stand-alone ventilation system, such as an HRV ducted directly to deliver fresh air to bedrooms and living space.

THE FOLLOWING ADDITIONAL INFORMATION AND DESIGN DETAILS AND DRAWINGS ARE REQUIRED AS PART OF A BUILDING PERMIT APPLICATION TO RELOCATE THE EXISTING DWELLING:

1. An approved development permit (zoning requirements) from the municipality.
2. A site plan showing intended location of the dwelling, as well as the location of all other existing or proposed buildings on the property.
3. Repair details for all required upgrades and repairs for the items listed above, and design and construction details for any changes to the floor plan or structural elements; some alterations to structural components will require a structural engineer's design and stamped plans.
4. Plans and construction details for the new foundation; in some cases, the foundation design requires an engineer's design (stamped plans).
5. Detailed designs and plans showing any structural changes (i.e. new window and door openings, new floor or roof structures, floor or roof repairs), and for any proposed additions and significant alterations. Structural changes may require an engineer's design / design review and stamped plans.
6. Plans and details for any new decks or access steps and landings.
7. Building elevation designs showing the analysis of the construction of the exposing building faces in relation to the distance to the property line;
 - I.e. If the building is closer than 8' to a property line, that exposing building face is not permitted to have any glazed openings (windows). Where the building sits beyond 8' to property lines, the amount is limited as per the NBC.
8. The owner is responsible for any other utility or regulatory approvals.

Permit Application Checklist – Existing Home Relocation

Home Owner/Builders: The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

APPLYING FOR A BUILDING PERMIT DOES NOT EQUATE TO PERMISSION TO START CONSTRUCTION – BUILDING PERMITS WILL BE ISSUED BY THE MUNICIPALITY ONCE ALL ZONING AND BUILDING APPROVALS ARE COMPLETE.

Development Approval:

The municipality will likely require significant information and photographs regarding the existing structure prior to considering approving a development permit. It is possible that buildings in poor repair or dilapidated condition would not be approved, or would require a detailed repair plan prior to considering the project for development approval. It is recommended that you contact the municipality regarding all zoning requirements for this type of project prior to proceeding.

Required Information:

The following information and complete plans are required to be submitted, and include the following:

- **Pre-approval Inspection:**
Fees associated with this inspection are the owner's responsibility and are not included in the Building Permit Fees
 - The existing building is to be inspected by a Saskatchewan Class 1 (or higher) Building Official.
 - Inspection report and photos to be submitted with application
- **Site Plan** with the following information:
 - Show size and location of proposed house, size and location of existing buildings on property, lot dimensions and shape, distance between buildings and property lines, and include a North direction arrow.
- **House Floor Plans** with the following information:
 - Exterior and Interior wall locations / room sizes and overall dimensions, stair locations and dimensions (cross sections), window sizes, locations, and type, door sizes, locations and swing direction, HVAC unit/system location
- **House Structural Drawings** with the following information (some info may be included in pre-move inspection report):
 - New Foundation Detail (type, size, layout and location)

When is an Engineer Required?

- Professionally designed sealed engineer drawings are required for the following conditions:
 - Grade beam and pile foundation supporting living space
 - Shallow garage footing foundation supporting living space
 - Walk-out foundations
 - When set out by recommendations of a geo-technical investigation
 - Substantial "Tall Wall" systems (i.e. studs full height of 2-storeys)

Required On-Site Inspections: (inspection requirements may change depending on the project type and size)

- Pre-backfill / Foundation; an inspection prior to backfill is generally the first inspection, however, certain situations may require inspection of rebar prior to concrete or footing arrangement.
- Final; house is ready for occupancy with all health and life-safety systems operating.

Inspection Call-In Program:

- It is the owner's responsibility to contact BuildTECH to arrange for all mandatory inspections.
- Work shall not proceed to a point that would cover up any required inspection stages.
- Failure to notify BuildTECH with appropriate time frames could lead to measures to uncover work at the owner's expense.
- Contact BuildTECH at 306-370-2824 to arrange for inspections; please provide at minimum 72 hours' notice.

BT WORKSHEET - MOBILE HOMES, SITE PREPARATION, AND FOUNDATION

Information:

(Home info is typically found on the inside of a kitchen cabinet or elec panel)

Year Built: _____
 Manufacturer: _____
 Serial No.: _____
 CSA No.: _____
 Length: _____
 Width: _____
 Pier Spacing: _____

Site Plan: > Note distances to all property lines (can be approx if long distances).
 > Indicate adjacent streets, lanes, if in an urban municipality or close to a PL.

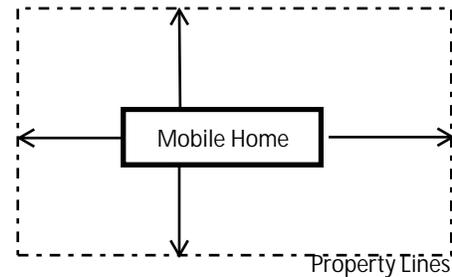
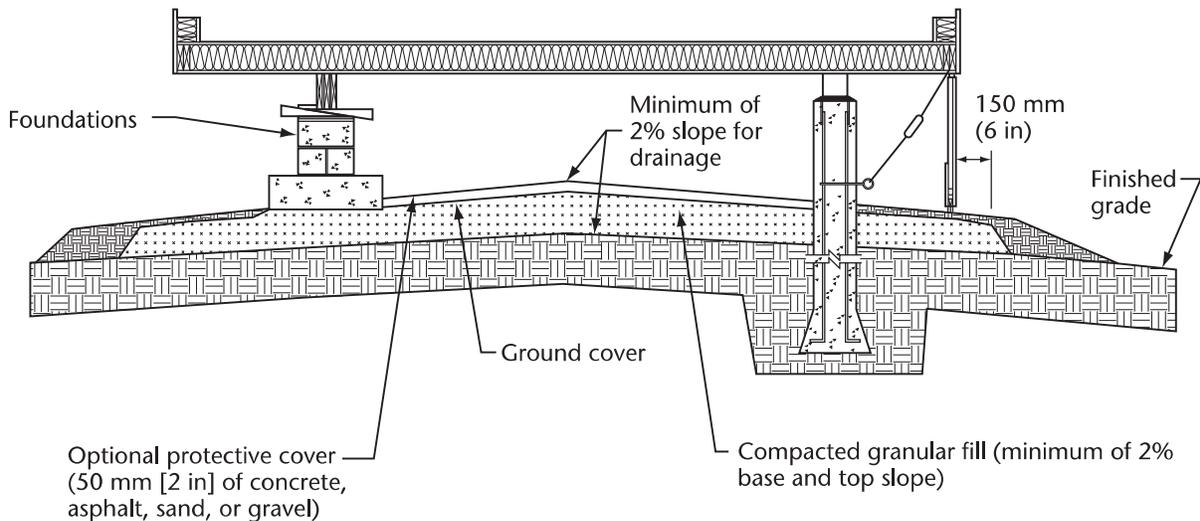


Fig 1. Foundation and Site Prep Example and Descriptions



Notes:

- (1) The ground cover extends at least 150 mm (6 in) past the sides of the manufactured home.
- (2) The backfill base and ground cover are graded centre to outside or from side to side with a minimum slope of 2%.
- (3) The surrounding finished grade slopes away from the home.

Foundation Type:

- Treated Timbers
- Concrete Blocks
- Wood Crib
- Screw Pile
- Concrete Pile

Describe Size / Spacing of Foundation System:
 (provide plan if necessary)

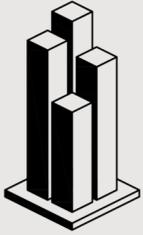
i.e. 3" diameter screw piles / 10'o.c. along beam

i.e. 2x4 wood crib / 3'x3' / 10' o.c. along beam

Anchorage:

- Ground anchors not required:
 The following information is required to determine if anchorage is not required:
 Weight: _____
 Dist between main beams: _____
 Height of Pier: _____
 Width of Pier: _____

- Ground anchors to be installed:
 Describe type and spacing:



Clarification of Modular Construction

PURPOSE/DISCUSSION

This report has been developed to provide clarification on the differences between modular building construction and how it relates to the National Building Code of Canada in Saskatchewan. There are a number of different standards for modular construction. Some standards are applicable to permanent structures that can be used for housing, commercial/industrial buildings. Other standards are applicable to recreational, temporary or seasonally used buildings. Modular or manufactured structures are constructed in a certified plant setting with specific design and criteria for each specific standard.

The following standards are applicable to structures that can be used for permanent structures and housing. These structures are designed and built to withstand the winter conditions, structural movement, fresh air requirements, etc and be placed on specified foundations.

CSA Z240MH—Manufactured Home (Mobile Home)

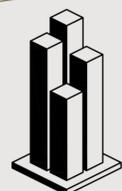
This standard of home is specific to what is referred to as a “mobile home”. These structures are specific to a residential use and designed as a transportable single or multiple-section, one storey dwelling that is ready for occupancy on completion of set-up. Frame assemblies for mobile homes are design with a deformation resistant frame which allows them to be placed on a surface riding foundation. Typical foundations include wood cribbing, piles or concrete slab. Anchorage is typically required for these units to prevent over-turning. The CSA Z240 standard has been around since 1978 and as such, some municipalities have limited the age of structure permitted in the municipality.

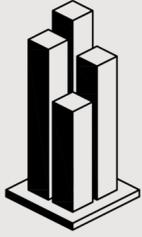
CSA A277—Modular/RTM Structures

This standard covers a range of factory built structures. This standard allows for the construction of housing as well as commercial and industrial buildings and have a wide range of both size and height/stories. However commercial and industrial buildings constructed in a CSA A277 plant must be designed by an engineer or architect.

There is a mis-understood notion that modular homes are the same as mobile homes, many zoning bylaws refer to modular the same as mobile homes. As some modular homes do look like mobiles because of length and width the standards are different, as well the CSA A277 standard covers modular homes and RTM's(Ready-to-move homes).

Foundation requirements for this standard are to meet the requirements of the National Building Code of Canada and are typically constructed with crawl spaces or basements. However there is permission in this standard to allow CSA A277 homes to be constructed on a CSA Z240.10.1 Deformation Resistant Frame. This is typically seen on narrower bodied homes that look similar to mobile homes.





“Clarification of modular construction”

Discussion...

The following Standards are applicable to structures that can only be used for recreational, temporary or seasonal use. These structures are **not permitted** as a permanent house or building and a building permit cannot be issued for such.

CSA Z241— Park Model Trailers

Park model trailers are designed as living quarters for seasonal camping and may be connected to those utilities. They are trailers, and are designed to facilitate relocation from time to time. They are not designed to handle winter conditions, structural movement, fresh air requirements and many more items required by the National Building Code of Canada.

CSA Z240RV— Recreational Vehicles

This standard covers vehicle-type units that are primarily designed as temporary living quarters for recreational, camping or seasonal use. Has its own motive power or is towed by another vehicle and can be easily transported and set up on a daily basis. They are not designed to handle winter conditions, structural movement, fresh air requirements and many more items required by the National Building Code of Canada.

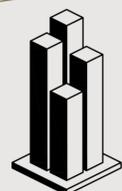
The following Standards are applicable to structures that can be used for permanent structures and housing. These structures are designed and built to withstand the winter conditions, structural movement, fresh air requirements, etc and be placed on specified foundation.

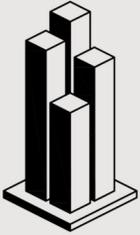
Items to Keep in Mind

Fire Protection—These standards do not take items like spatial separations into account because it is impossible to provide assumptions on where the units will be placed on the building lot. It would be best to confirm with your Building Official as to what amount(if any) of glazing is permitted to be exposed to the side yard.

Foundations—There is a wide variety of foundations that can be used. There is also some local regulations that may not permit certain foundations such as wood cribbing. Be sure to contact your local administrator or planner if possible.

Park Model Trailers/Recreational Vehicles—These are not permanent structures, nor can they be upgraded to be permanent structures. There are no provisions in the National Building Code of Canada to be able to issue a building permit for these structures. In some circumstances there may be a requirement for a temporary permit, however this is only for a limited amount of time and can be canceled without notice.





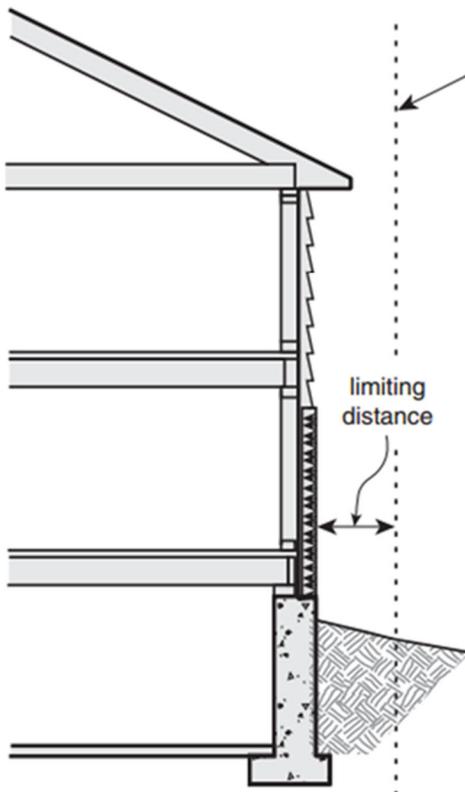
Spatial Separation - Houses & Accessory Structures

Fire Department Response Time: 10-minutes or less

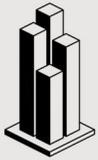
This Bulletin applies to municipalities where the fire department response time can be demonstrated to meet 10-minutes or less in 90% of their calls. This typically would be found in cities and some large towns. Many towns and municipalities where this response time cannot be met have more stringent construction of exposing building face requirements for fire protection. Please see, “BCB-005-B—Spatial Separation—Houses & Accessory Structures; Fire Department Response Time: Over 10-minutes”.

The construction techniques used for building faces that are exposed to adjacent properties start to include fire protection requirements when buildings get within certain distances from neighboring property lines as outlined below. When the property is adjacent to a road, lane, or other public thoroughfare, exceptions apply and likely no fire protection requirements exist.

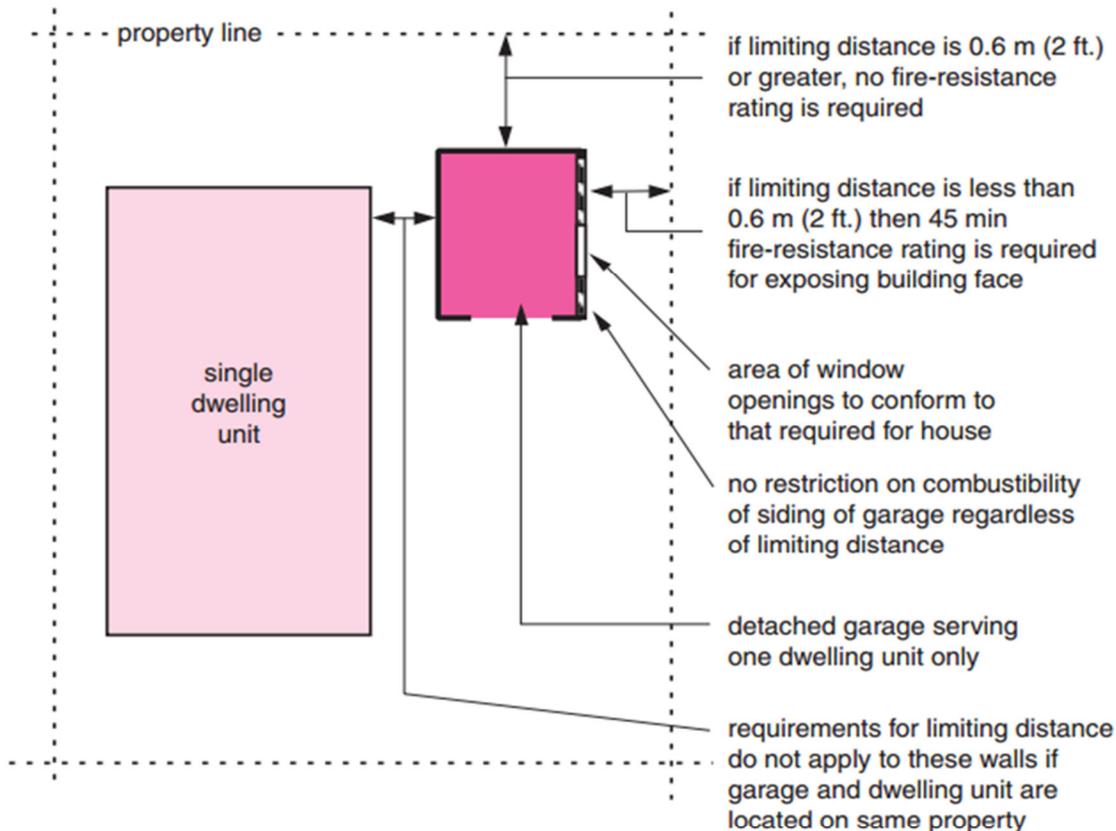
Exposing Building Face Requirements - Houses



Limiting Distance	Required Fire Rating	Cladding Permitted	Glazed Areas
less than 0.6 m (2 ft.)	45 min	<ul style="list-style-type: none"> • Metal or noncombustible • Vinyl over gypsum sheathing or masonry • Wall to comply with CAN/ULC-S134 (See NBC Sentence 9.10.15.5.(2)) 	None Permitted
0.6 m (2 ft.) or greater but less than 1.2 m (3 ft. 11 in.)	45 min	<ul style="list-style-type: none"> • Metal or noncombustible • Combustible over gypsum board or masonry • Vinyl over gypsum sheathing or masonry • Wall to comply with CAN/ULC-S134 (See NBC Sentence 9.10.15.5.(3)) 	None Permitted
1.2 m (3 ft. 11 in.) or greater	None Required	Combustible (No limit)	As in NBC Table 9.10.15.4.



Exposing Building Face Requirements - Accessory Structures



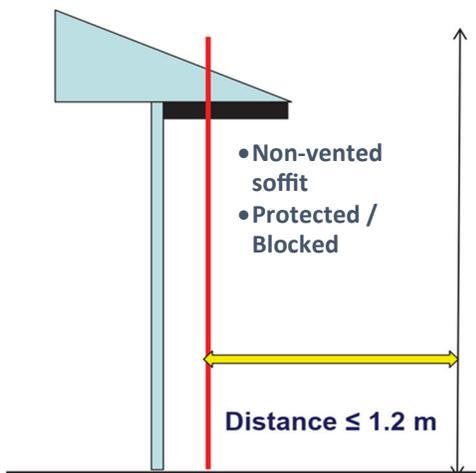
Protection of Soffits - ALL BUILDINGS

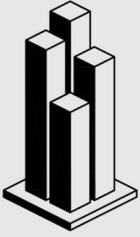
Where a soffit projects at any point within 1.2m of a property line, then the soffit shall have no openings, be constructed with non-vented metal soffit, or have solid wood blocking installed.

And... no soffit is permitted within 450mm (18") of a property line – this will affect the truss overhang for many detached garages.

⇒ If garage wall is at 750mm (30") setback, max truss overhang = 300mm (12")

⇒ If garage wall is at 600mm (24") setback, max truss overhang = 150mm (6")



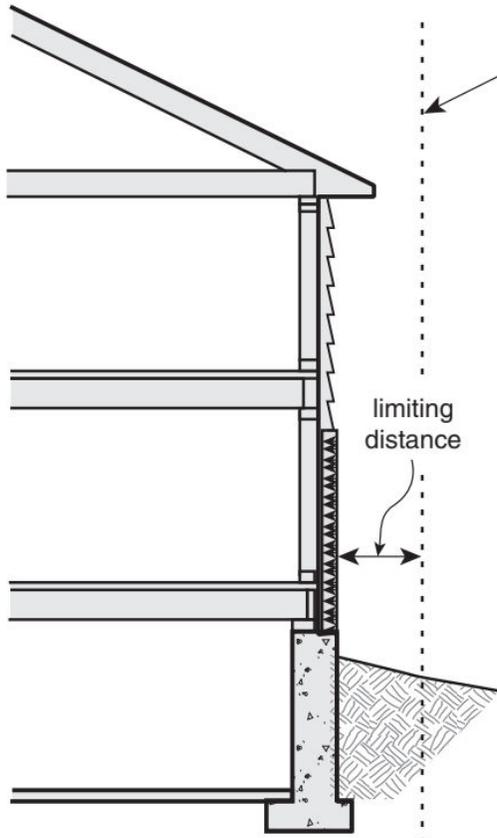


Spatial Separation - Houses & Accessory Structures

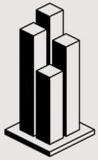
Fire Department Response Time: Over 10-minutes

Where the local fire department response time cannot meet a 10-minute response time in 90% of their calls, additional fire protection measures are taken to reduce the spread of fire to neighboring properties. This does not affect the permitted setbacks set out in the municipal zoning bylaw, it simply means the construction techniques change to provide better fire protection as buildings get closer to property lines. When the property is adjacent to a road, lane, or other public thoroughfare, exceptions will apply.

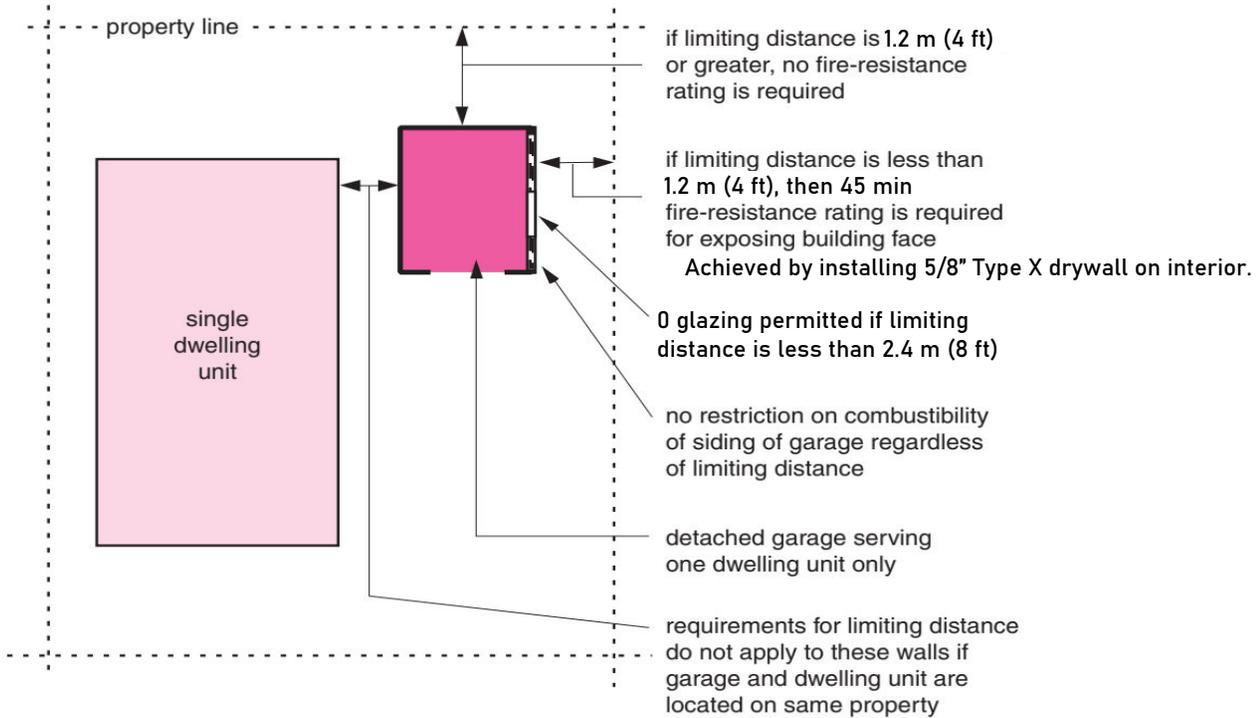
Exposing Building Face Requirements - Houses



Limiting Distance	Required Fire Rating	Cladding Permitted	Glazed Areas
less than 1.2m (4 ft)	Highly unlikely that any municipal zoning bylaw would permit construction of a dwelling within 1.2m of a property line; If permitted, construction of the EBF is the same as below, except no combustible cladding is permitted		
1.2m (4ft) up to 2.4m (8ft)	45 min	<ul style="list-style-type: none"> • Metal or noncombustible • Combustible over gypsum board or masonry • Vinyl over gypsum sheathing or masonry • Wall to comply with CAN/ULC-S134 (See NBC Sentence 9.10.15.5.(3)) 	None Permitted
2.4m (8ft) or greater	None Required	Combustible (No limit)	As in NBC Table 9.10.15.4.



Exposing Building Face Requirements - Accessory Structures



Protection of Soffits - ALL BUILDINGS

Where a soffit projects at any point within 1.2m of a property line, then the soffit shall have no openings, be constructed with non-vented metal soffit, or have solid wood blocking installed.

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