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 ft^2 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.

Form A to
Bylaw 5/2020

VILLAGE OF DEBDEN

DEVELOPMENT PERMIT / BUILDNG PERMIT APPLICATION
(Check *ALL* □ that apply)

Box 400
Debden, SK
S0J0S0

TYPE OF WORK:	□ NEW	□ ADDITION	□ ALTERATIONS	PERMIT NO:	OFFICE USE:
	□ REMOVAL	□ DEMO	□ RELOCATION		

LOCATION								
PROJECT CIVIC ADDRESS:		LLD:	1/4:	SEC:	TWP:	RGE:	□ W3M
SUBDIVISION:		LOT:	BLK:	PLAN:		PARCEL:	

OWNER / CONTRACTOR			
Owner		Company Name (if applicable)	
Mailing Address	City	Prov	PC
Phone (Check best use) □ Cell □ 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							
□ RESIDENTIAL:	□ SITE BUILT HOME	□ RTM	□ MOBILE HOME	□ DECK	□ DET GARAGE	□ BSMT DEV	
DETAILED DESCRIPTION: (I.E. NEW CUSTOM HOME; RELOCATING EXISTING HOME; CONSTRUCTING NEW FOUNDATION FOR EXISTING HOUSE; DET. GARAGE; ETC.)							
□ COMMERCIAL □ INDUSTRIAL	□ SHOP / STORAGE	□ VEHICLE STORE/REPR	□ RETAIL □ OFFICE	□ ASSEMBLY (I.E. RESTAURANT / CHURCH / HALL / GYM)	□CHANGE OF USE (Lot or Building)	□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.) (Description of Proposed New Use, How is intensity increased- (more seating, additional floor area/new rooms)							

SUBMITTALS		
☐ Site Plan Submitted	**A SITE PLAN IS REQUIRED FOR ALL PROJECTS**	
☐ 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)
☐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	
I hereby acknowledge that I have read this application and certify that the information contained herein is correct. I hereby acknowledge that I understand that permission to begin building in not granted to me until a Building Permit signed by the building official, administrator, or administration staff is returned to me. 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. 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.	
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

Additional Information

Please reference which section the additional information is referring too.

CCA-SK

Permit Application Roadmap

25-PAR-001

NEW SITE BUILT DWELLING

In order to adequately and efficiently process a building 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 and provide the applicable information to indicate that they fully understand what information is required for a complete application. Failure to check any box, provide all required information, or sign below will result in the application being tabled until all information is received.

		REQUIRED DOCUMENTATION / DESCRIPTION (All specified information listed under each box is required to be submitted; checking the box indicates you have included this information).	**RESOURCES / WORKSHEETS / HELPFUL INFORMATION** Go to www.ccask.ca.
REQUIRED	☐	**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.
	☐	**Site Plan** (often included with full professional construction plans) • 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.	SAMPLE SITE PLAN See SPACIAL SEPARATION REQUIREMENTS for fire-protection requirements at side yards.
	☐	**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 when 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.
	☐	**Complete Construction Plans** Must include the following: • floor plans (room names, door and window size and locations, stair locations), • foundation plans (type, size of all elements, reinforcing, opening size and locations elevations), • construction cross sections (type and size of all structural elements including floor assemblies, wall assemblies, and roof assemblies), • tall wall designs (where greater than 12' high).	SAMPLE FULL CONSTRUCTION DWGS See "WHEN IS AN ENGINEER REQUIRED' below. See 'TALL WALL DESIGN GUIDE' to determine if an engineer is required or comply with acceptable framing sizes and techniques.

	☐ **Energy Code Compliance Designs (DRAFT)** PRESCRIPTIVE PATH: Plans must show the following: • minimum R50 roof space insulation for flat roof / R28 cathedral. • minimum R22 wall and rim joist insulation, • minimum R14 insulated detail at foundation, or ICF, • minimum R28 insulated floor system of cold space. PERFORMANCE MODEL PATH: Submit the Energy Modelling Report from a qualified energy modeler; R-Value information on plans must meet the values shown in the model.	
OTHER	☐ **Spray Foam Installation:** Have spray foam installation contractor submit the CCASK Worksheet or their own install data sheet. **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.	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).
- Foundations supported on piles (screw piles / concrete piles) that support living space. This can be grade-beam, full foundation wall, or pier-type.
  - Ie. House with GB&P foundations, large additions with GB&P foundation, attached garage with living space over it, etc. (Attached garage foundations that do not support living space do not require engineered plans).
- Walk-out foundations.
- When set out, required, or recommended by a geo-technical investigation.
- Substantial 'Tall Wall' systems.
- 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 can be reviewed, and that this will delay review of my permit application, and that a fee may be charged for incomplete applications.
I understand that as the owner I am / the owner I represent is ultimately responsible for compliance with the Construction Codes Act and Saskatchewan 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 – SPATIAL SEPARATION – FDRT < 10 MINUTES
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 – SPATIAL SEPARATION – FDRT > 10 MINUTES
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
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

CONSTRUCTION CODE AUTHORITY
www.ccask.ca

Building Standards Bulletin

21-BCB-005-A
January 2024
February 2021

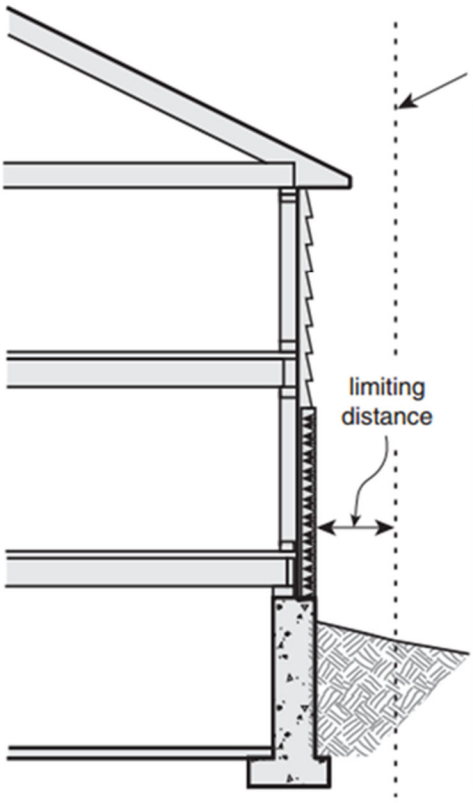
Spatial Separation - Houses & Accessory Structures

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".

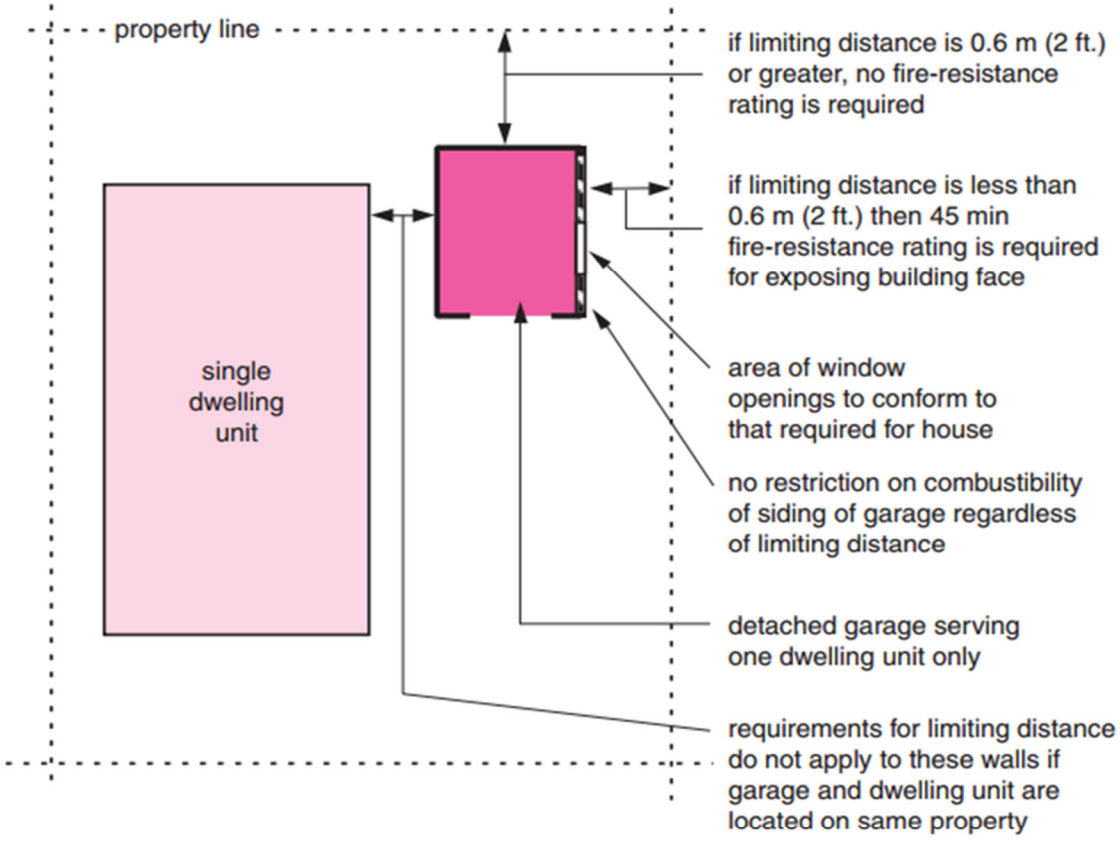
The construction techniques used for building faces that are exposed to adjacent properties start to include fire protection requirements when buildings get within certain distances from neighboring property lines as outlined below. When the property is adjacent to a road, lane, or other public thoroughfare,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

Exposing Building Face Requirements - Houses

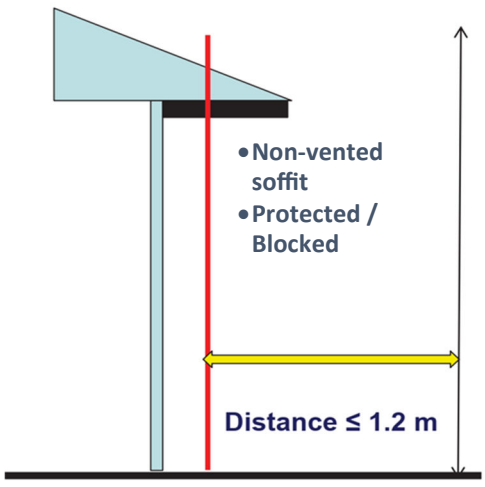


Limiting Distance	Required Fire Rating	Cladding Permitted	Glazed Areas
less than 0.6 m (2 ft.)	45 min	• Metal or noncombustible • Vinyl over gypsum sheathing or masonry • Wall to comply with CAN/ULC-S134 (See NBC Sentence 9.10.15.5.(2))	None Permitted
0.6 m (2 ft.) or greater but less than 1.2 m (3 ft. 11 in.)	45 min	• 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”)

CONSTRUCTION CODE AUTHORITY
www.ccask.ca

Building Standards Bulletin

21-BCB-005-B

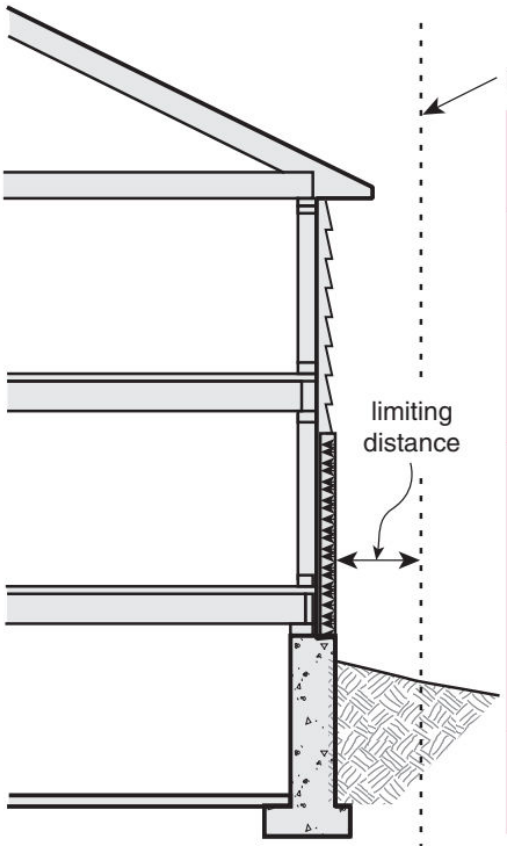
January 2024
February 2021

Spatial Separation - Houses & Accessory Structures

Fire Department Response Time: Over 10-minutes

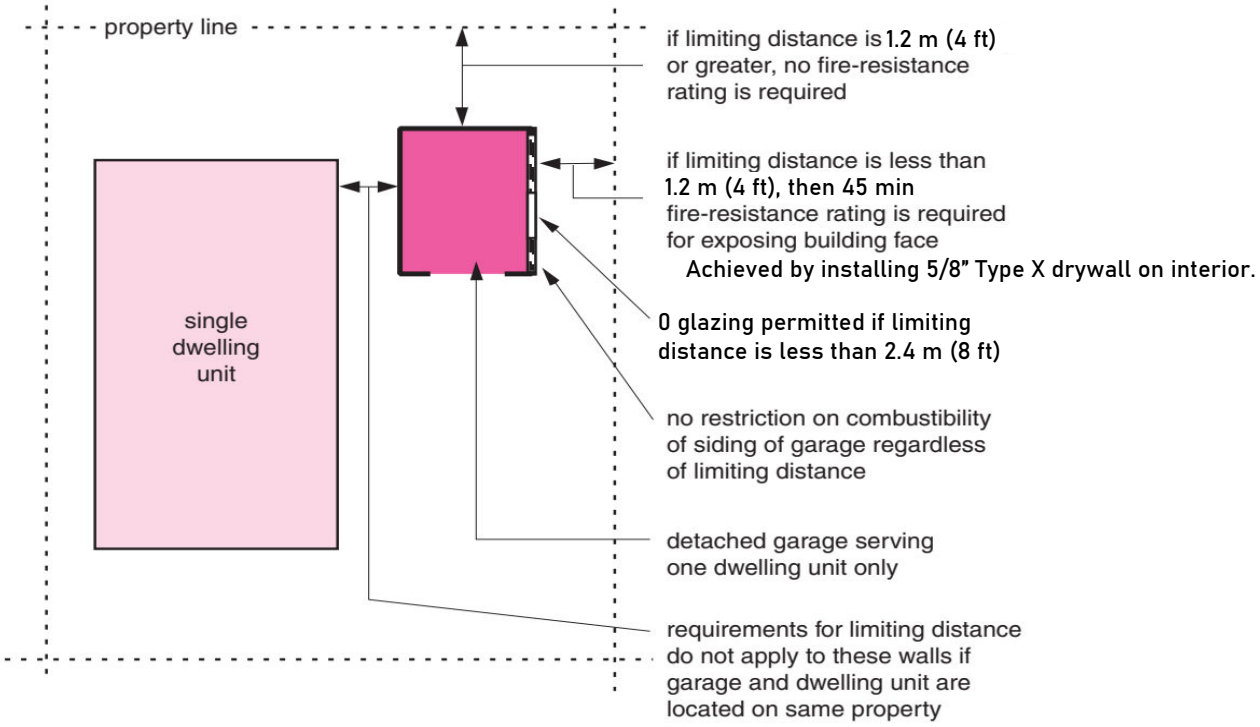
Where the local fire department response time cannot meet a 10-minute response time in 90% of their calls, additional fire protection measures are taken to reduce the spread of fire to neighboring properties. This does not affect the permitted setbacks set out in the municipal zoning bylaw, it simply 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.

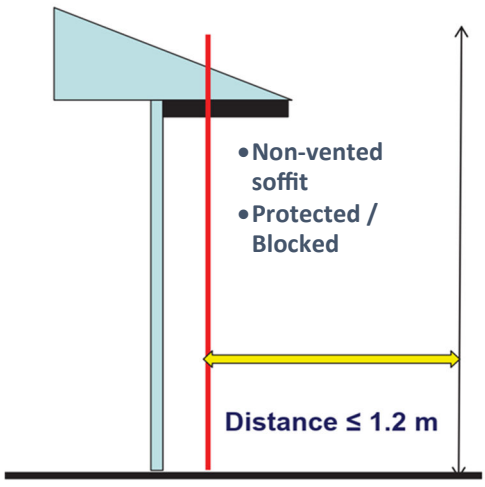
Exposing Building Face Requirements - Houses



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	• 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.

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")

SAMPLE DRAWINGS
CONSTRUCTION CODE AUTHORITY - SK

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.

LIST OF DRAWINGS

ARCHITECTURAL:

BuildTECH
Consulting & Inspections Inc.

CONSTRUCTION
CODE
AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING NAME:
TITLE PAGE

DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-1.0

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.

BUILDING AREA

BASEMENT FLOOR: 1354 SQ. FT.
MAIN FLOOR: 1354 SQ. FT.
GARAGE: 728 SQ. FT.
DECK: 280 SQ. FT.

NOTE: AREAS INCLUDE EXTERIOR WALLS

WINDOW SCHEDULE:

	LOCATION:	SIZE:	QTY:
A	LIVING ROOM	96"x72"	1
B	DINING ROOM	36"x72"	2
C	BEDROOM 2, BEDROOM 3	48"x48"	2
D	MASTER BEDROOM	30"x48"	2
E	FAMILY ROOM	96"x40"	1
F	FAMILY ROOM, BEDROOM 4, BEDROOM 5	60"x40"	3
G	ENTRY	66"x36" SEE NOTE 2	1
H	ENSUITE	30"x48"	1

WINDOW NOTES:
1. CONTRACTOR TO CONFIRM WINDOW SIZES AND ROUGH OPENINGS WITH WINDOW SUPPLIER
2. WINDOW WIDTH TO MATCH DOOR UNIT BELOW
3. ALL WINDOWS AND DOORS TO CONFORM TO SECTION 9.36. ENERGY EFFICIENCY OF THE NATIONAL BUILDING CODE OF CANADA 2015

GENERAL NOTES:

CONTRACTOR TO CONFORM TO PART 9 OF NATIONAL BUILDING CODE OF CANADA

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR

ALL DIMENSIONS ARE FROM OUTSIDE OF EXTERIOR SHEATHING TO CENTER LINE OF WALLS OR TO CENTER OF WINDOW OPENINGS

CONTRACTOR TO REVIEW AND CONFIRM WINDOW SIZES

ALL DOORS TO BE 6'–8" UNLESS NOTED OTHERWISE

ALL DIMENSION LUMBER MEMBERS (JOISTS, B.U. BEAMS, LINTELS ETC.) ARE SIZED FROM "SPAN BOOK". THE NATIONAL BUILDING CODE OF CANADA 2015 REFERENCES THE "SPAN BOOK" IN APPENDIX A–9.23.4.2.

FOUNDATION TO BE CONFIRMED BY FOUNDATION CONTRACTOR OR IF MUNICIPALITY REQUIRES TO BE CONFIRMED BY A PROFESSIONAL ENGINEER

CONTRACTOR & OWNER TO DETERMINE PLACEMENT OF RESIDENCE ON PROPERTY; MUST CONFORM TO LOCAL & MUNICIPAL BYLAWS/STANDARDS.

ALL STEEL BEAM MEMBERS SIZED FROM NATIONAL BUILDING CODE OF CANADA 2015 TABLE 9.23.4.4.

STEP FOOTINGS SHALL HAVE MAXIMUM RISE OF 600mm AND A MINIMUM RUN OF 600mm (9.15.3.9.)

CONTRACTOR TO VERIFY SETBACKS TO PROPERTY LINES ON SITE AND CONFORM TO MUNICIPAL BYLAWS

DOUBLE JOISTS AROUND ALL FLOOR OPENINGS AND UNDER PARALLEL PARTITIONS

CONTRACTOR TO INSURE POSITIVE DRAINAGE AWAY FROM RESIDENCE

THE DRAWINGS HEREIN ARE A GUIDE ONLY. CONTRACTOR TO ENSURE DRAWINGS MEET LOCAL BUILDING CODES AND PRACTICES. VETTER DRAFTING AND HOME DESIGN NOT RESPONSIBLE FOR ANY CHANGES DONE AFTER SUBMISSION OF DRAWINGS TO THE OWNER

ELECTRICAL LAYOUT AND DESIGN TO BE DONE BY OWNER AND ELECTRICAL CONTRACTOR

PRESERVED WOOD FOUNDATIONS SHALL CONFORM TO CAN/CSA–S406 "CONSTRUCTION OF PRESERVED WOOD FOUNDATIONS"

INSULATED CONCRETE FORMS SHALL BE REINFORCED WITH REBAR CONFORMING TO MANUFACTURES SPECIFICATIONS

ROUGH IN PIPE FOR RADON GAS AS PER NBC 2015 (9.13.4.3)

LIST OF ABBREVIATIONS:

AA	ATTIC ACCESS
ADJ.	ADJUSTABLE
AVB	AIR/VAPOUR BARRIER
AA	ATTIC ACCESS
BR	BROOM CLOSET
B.U.	BUILT UP
CANT.	CANTILEVERED
℄	CENTER LINE
COL.	COLUMN
CONC.	CONCRETE
c/w	COMES WITH
DW	DISHWASHER
DN	DOWN
D	DRYER
ELEC.	ELECTRICAL
ENG.	ENGINEERED
F.	FRIDGE
H.R.V.	HEAT RECOVERY VENTILATOR
ICF	INSULATED CONCRETE FORMS
INSUL.	INSULATION
FD	FLOOR DRAIN
FDN	FOUNDATION
FLR	FLOOR
FURN	FURNACE
MECH.	MECHANICAL
o.c.	ON CENTER
P.	PANTRY
PT	PRESSURE TREATED
PWF	PRESERVED WOOD FOUNDATION
REINF.	REINFORCED
ST.	STEEL
T/O	TO OF
TYP.	TYPICAL
U/S	UNDERSIDE OF
VAC	CENTRAL VACUUM
W.I.C.	WALK IN CLOSET
W	WASHING MACHINE
W/H	WATER HEATER
WD	WOOD
SD	SMOKE DETECTOR
SD/CO	SMOKE/CARBON MONOXIDE DETECTOR

THESE ABBREVIATIONS MAY OR MAY NOT APPEAR ON THIS SET OF DRAWINGS

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE A COPYRIGHT OF VETTER DRAFTING & HOME DESIGN & IT'S PARENT COMPANY (VETTER HOMES INC.) AND IS NOT RESPONSIBLE FOR ANY USE OF THESE DRAWINGS WITHOUT CONSENT. ANY REPRODUCTION WHETHER IN FULL OR IN PART IS ILLEGAL WITHOUT CONSENT FROM VETTER DRAFTING & HOME DESIGN

DRAWING NAME:

GENERAL NOTES

WINDOW SCHEDULE

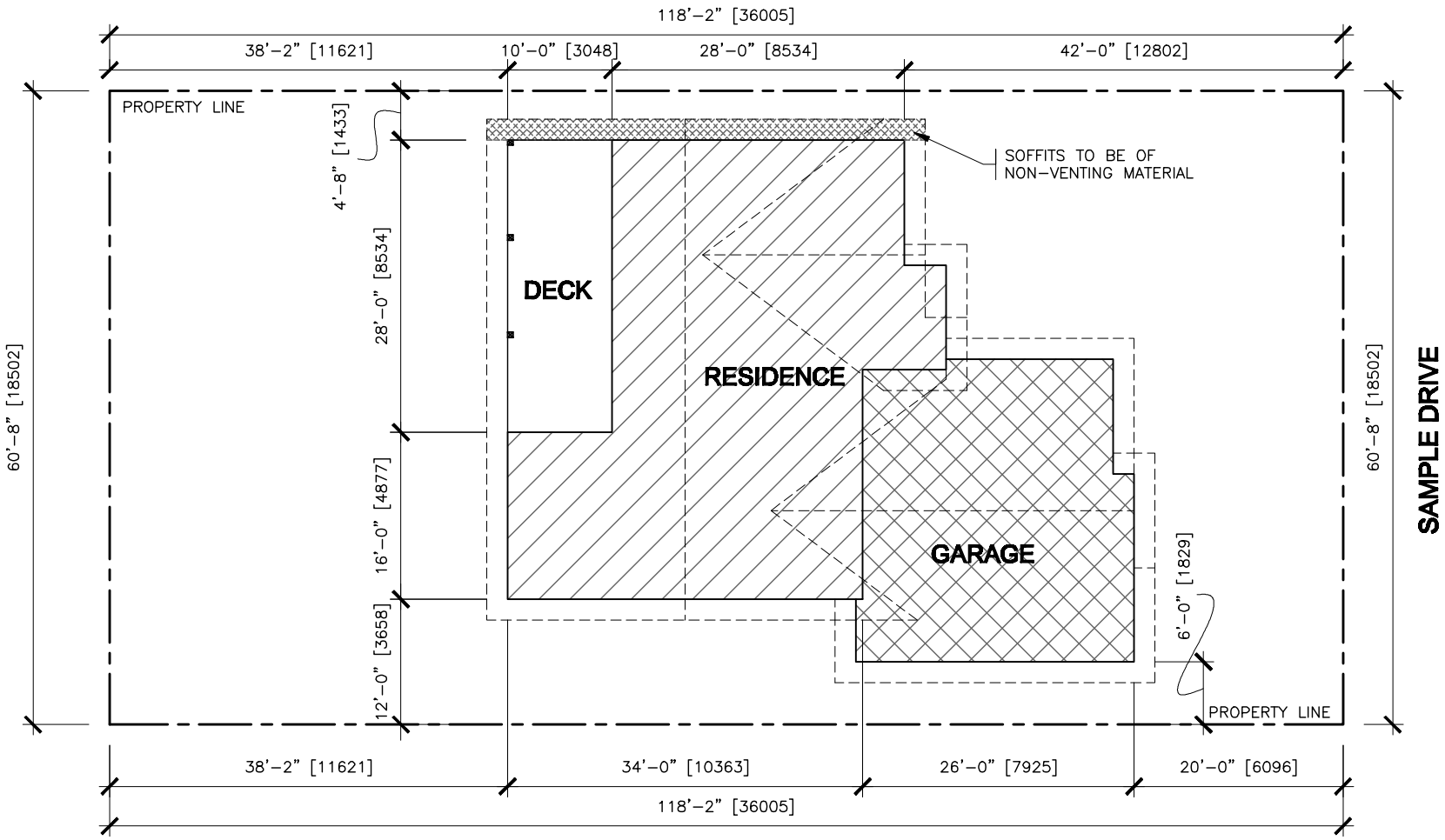
DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-2.0

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.



NORTH

SITE PLAN

SCALE: 1/16" = 1'-0"

LOT AREA:
7171 ft² [666.2 m²]
SITE COVERAGE = 32.8%

NOTE:
CONFIRM WITH AUTHORITIES HAVING JURISDICTION CORRECT SETBACKS FROM PROPERTY LINES; CONTRACTOR TO ENSURE THE CONSTRUCTION OF THE RESIDENCE CONFORM TO THESE SETBACKS

LEGAL DESCRIPTION:
LOT 1, BLOCK 2 PLAN #: 123456789

CIVIC ADDRESS:
123 SAMPLE DRIVE, SAMPLE, SK

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION.

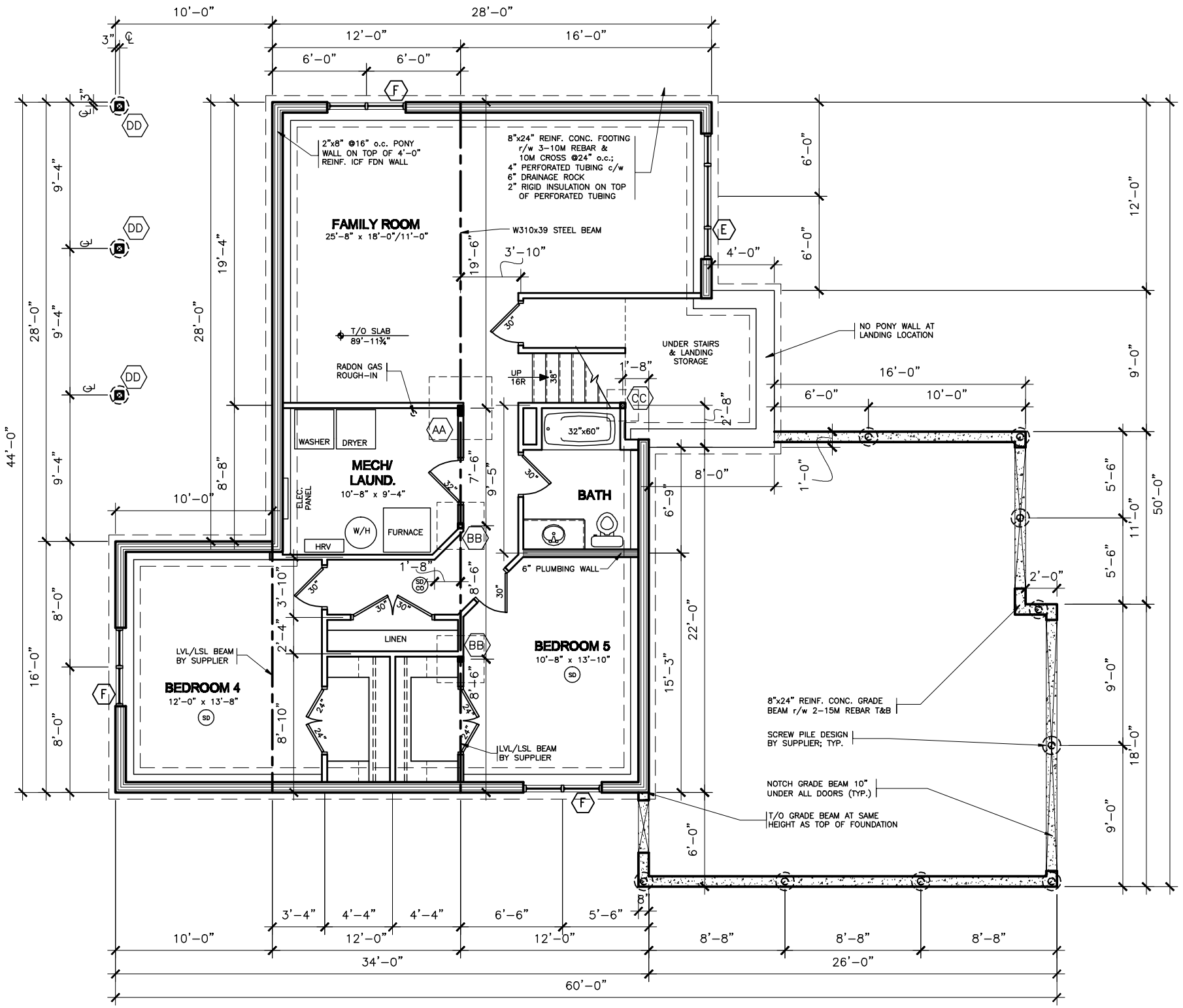
DRAWING NAME:
SITE PLAN

DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-2.1



BASEMENT FLOOR PLAN

NORTH

SCALE: ⅛" = 1'-0"

NOTES:
1. CONCRETE IN ACCORDANCE WITH CSA A23.1-04 3600 psi 28 DAY COMPRESSIVE STRENGTH
2. REINFORCING STEEL IN ACCORDANCE WITH CSA G30.18 400MPa YIELD, 10M MATERIAL MAY BE 300MPa YIELD
3. ALL CONCRETE TO BE MINIMUM 20 MPA; 32 MPA MINIMUM FOR GARAGE SLABS
4. FOUNDATION TO BE CONFIRMED BY FOUNDATION CONTRACTOR OR IF MUNICIPALITY REQUIRES TO BE CONFIRMED BY A PROFESSIONAL ENGINEER
5. ROUGH IN PIPE FOR RADON GAS AS PER NBC 2015 (9.13.4.3)

COLUMNS & COLUMN FOOTINGS

- (AA) 2-4" HD. STEEL COLUMN ON 48"x48"x12" REINF. CONC. COLUMN FOOTING r/w 15M REBAR 8" o.c. E/W
- (BB) 4" HD. STEEL COLUMN ON 36"x36"x8" REINF. CONC. COLUMN FOOTING r/w 15M REBAR 8" o.c. E/W
- (CC) 4"x4" P.T. COLUMN ON 24'x24"x8" REINF. CONC. COLUMN FOOTING r/w 15M REBAR 8" o.c. E/W
- (DD) 6"x6" P.T. POST ON SCREW PILE BY SUPPLIER

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE A COPYRIGHT OF VETTER DRAFTING & HOME DESIGN & IT'S PARENT COMPANY (VETTER HOMES INC.) AND IS NOT RESPONSIBLE FOR ANY USE OF THESE DRAWINGS WITHOUT CONSENT. ANY REPRODUCTION WHETHER IN FULL OR IN PART IS ILLEGAL WITHOUT CONSENT FROM VETTER DRAFTING & HOME DESIGN

DRAWING NAME:
BASEMENT FLOOR PLAN

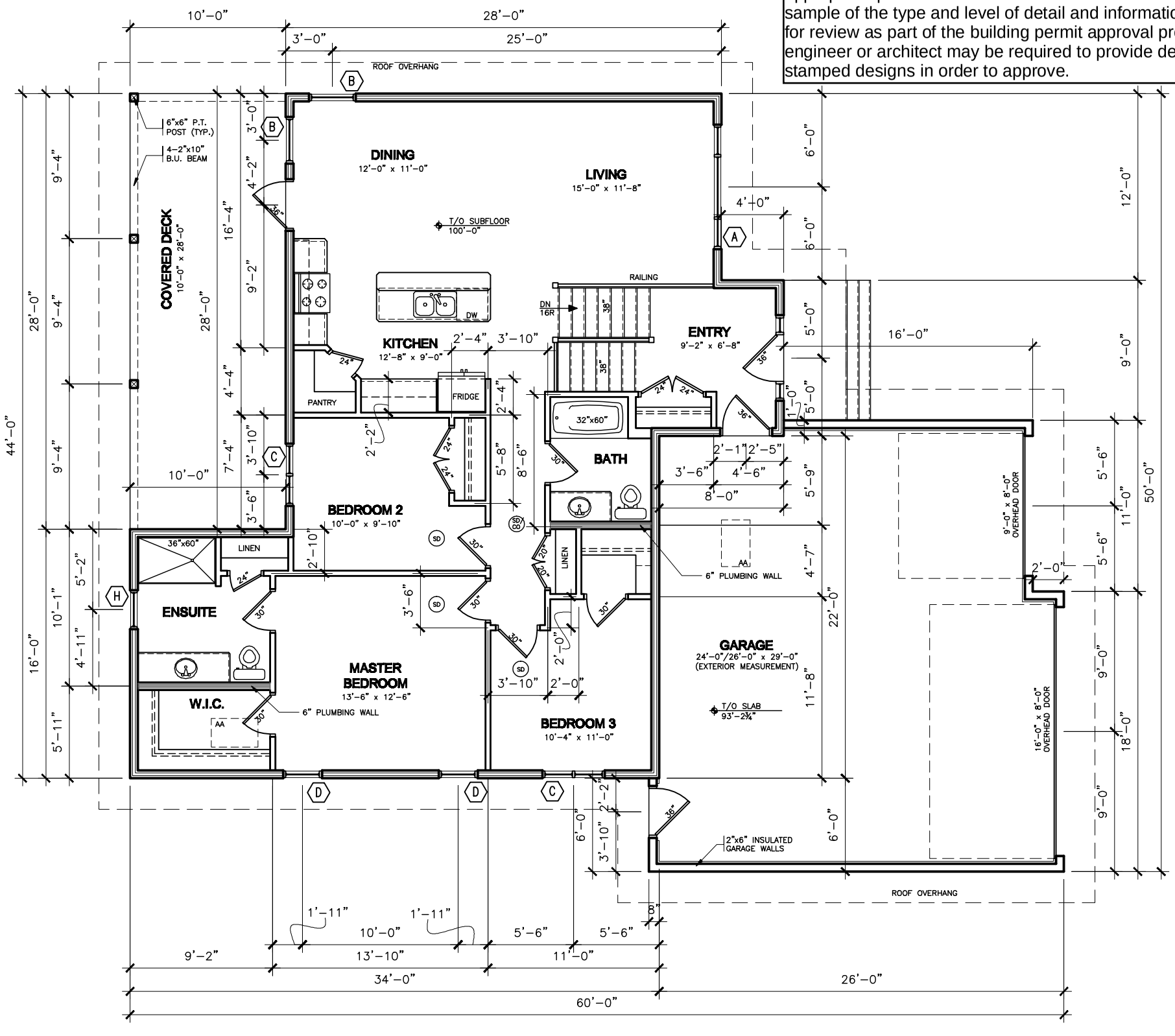
DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-3.0

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.



MAIN FLOOR PLAN

SCALE: ⅛" = 1'-0"

NORTH

NOTE:
1. ATTIC ACCESS HATCHES TO BE MINIMUM 20"x36" AND HAVE A MINIMUM RSI VALUE OF 2.6 [R14.8].
2. SEE PAGE A–7.0 FOR TYPICAL CONSTRUCTION ASSEMBLIES.

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE A COPYRIGHT OF VETTER DRAFTING & HOME DESIGN & IT'S PARENT COMPANY (VETTER HOMES INC.) AND IS NOT RESPONSIBLE FOR ANY USE OF THESE DRAWINGS WITHOUT CONSENT. ANY REPRODUCTION WHETHER IN FULL OR IN PART IS ILLEGAL WITHOUT CONSENT FROM VETTER DRAFTING & HOME DESIGN

DRAWING NAME:
MAIN FLOOR PLAN

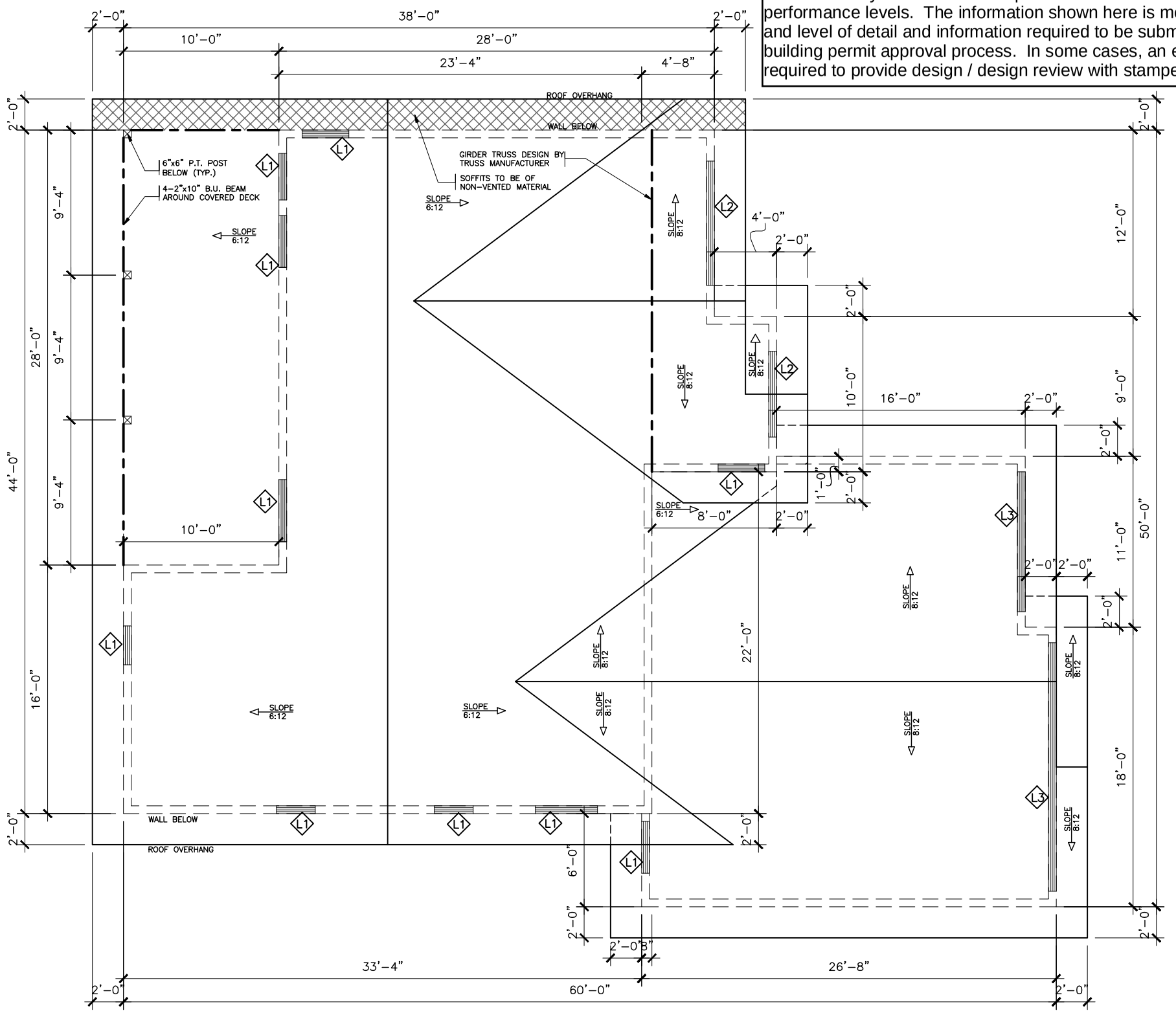
DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-4.0

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.



NORTH

ROOF PLAN

SCALE: 1/8" = 1'-0"

NOTE:
1. FINAL TRUSS LAYOUT AND DESIGN TO BE DONE BY TRUSS MANUFACTURER/SUPPLIER
2. ALL HANGERS TO BE SUPPLIED BY TRUSS MANUFACTURER/SUPPLIER
3. ROOF SOFFITS THAT PROJECT TO LESS THAN 1.2m FROM PROPERTY LINE TO BE NON-VENTED
4. A MIN. OF 1ft² OF VENTING AREA PER 300ft² OF INSULATED CEILING AREA REQUIRED IN ATTIC SPACE; MIN 25% OF THE VENTING REQUIREMENT TO BE AT LOWER END AND A MIN. OF 25% OF THE VENTING REQUIREMENT TO BE AT UPPER END OF ROOF.

LINTEL SCHEDULE:	
L1	2 PLY 2"x10" SPF #2 OR BTR
L2	3 PLY 2"x10" SPF #2 OR BTR
L3	LVL/LSL LINTEL BY SUPPLIER

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION.

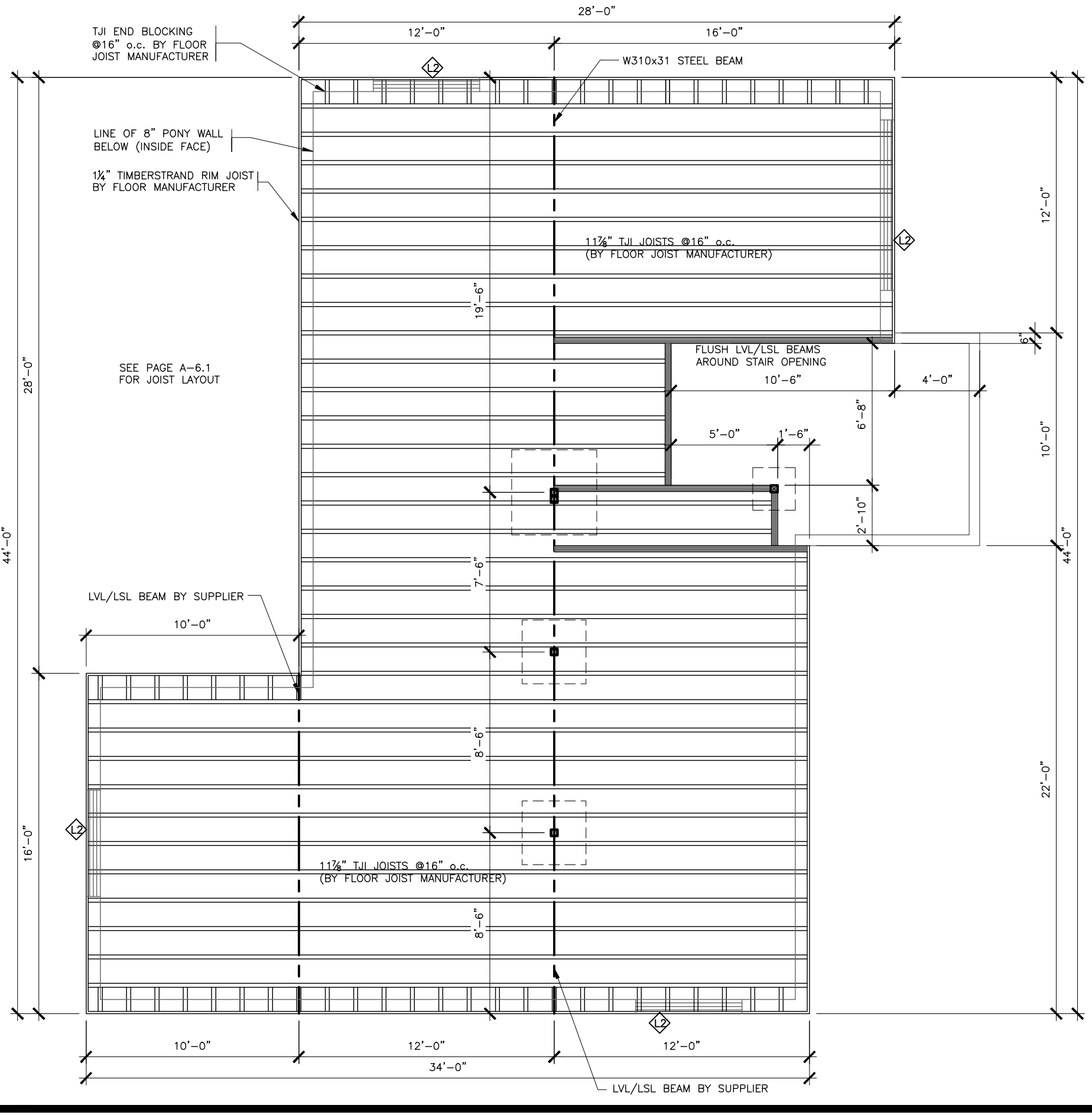
DRAWING NAME:
ROOF PLAN

DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-5.0



MAIN FLOOR JOIST LAYOUT

NORTH

SCALE: 3/16" = 1'-0"

NOTES:
1. FINAL FLOOR JOIST DESIGN AND LAYOUT TO BE DONE BY FLOOR JOIST MANUFACTURER/SUPPLIER
2. FLOOR MANUFACTURER TO CONFIRM BEAM & COLUMN SIZES
3. SOLID BLOCKING OR DOUBLE JOISTS UNDER INTERIOR WALLS RUNNING PARALLEL WITH JOISTS
4. ALL BRIDGING AND HANGERS TO BE SUPPLIED BY FLOOR JOIST MANUFACTURER/SUPPLIER

DENOTES FLUSH LVL/LSL BEAM BY SUPPLIER

LINTEL SCHEDULE:	
L1	2 PLY 2"x10" SPF #2 OR BTR
L2	3 PLY 2"x10" SPF #2 OR BTR
L3	LVL/LSL LINTEL BY SUPPLIER

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING NAME:
MAIN FLOOR JOIST LAYOUT

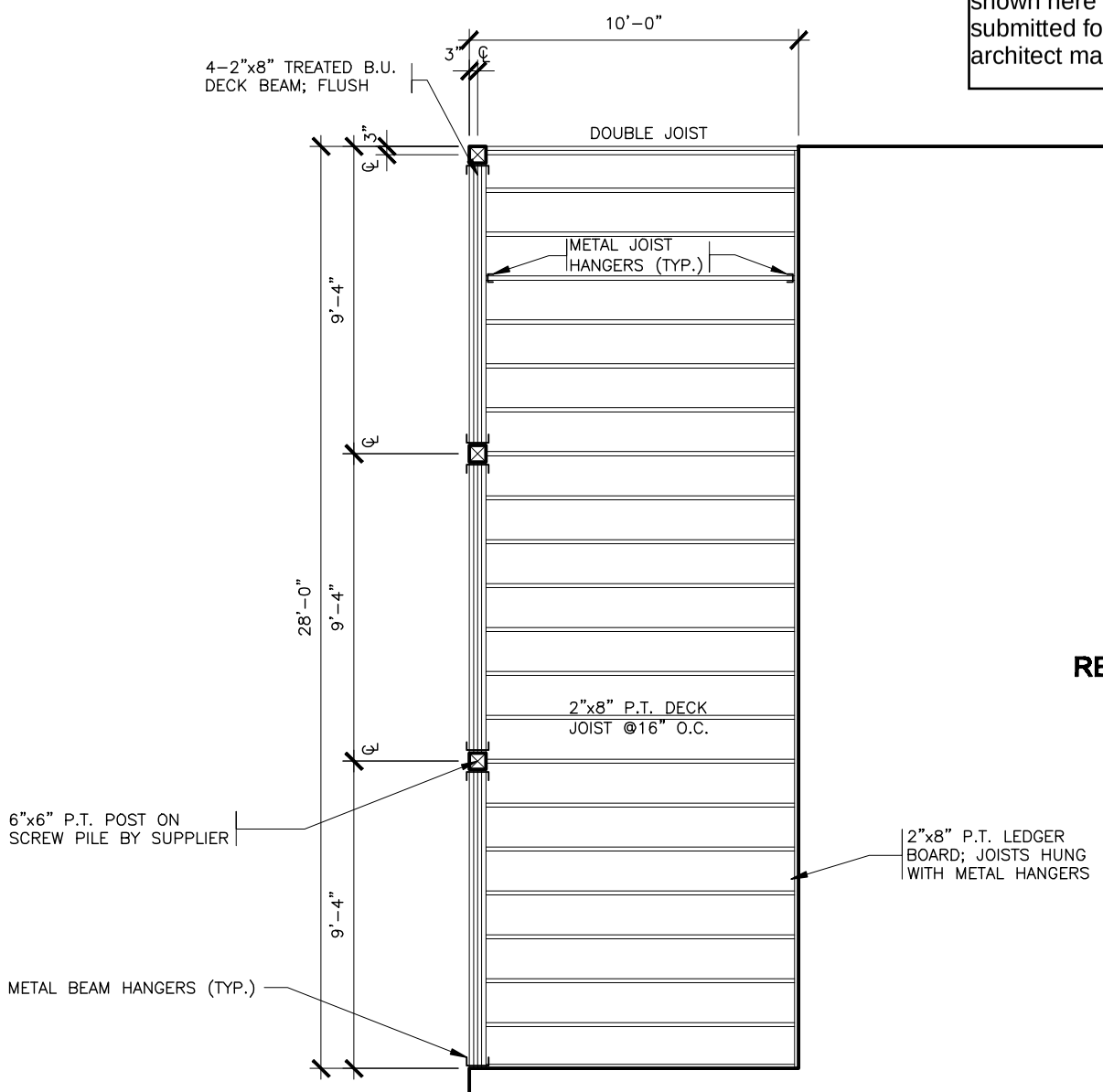
DATE: JUNE 11, 2019

PROJECT #: 2019-33

DRAWN: BMV

A-6.0

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.



RESIDENCE

NORTH

DECK PLAN

SCALE: 3/16" = 1'-0"

DECK NOTES:
1. ALL RAILINGS TO BE MINIMUM 42" HIGH; 4" MAX. SPACING BETWEEN VERTICAL MEMBERS; BOTTOM RAIL MAX 4" ABOVE DECKING; TOP RAIL MUST WITHSTAND OUTWARD PRESSURE OF 40 POUNDS/LINEAL FOOT.
2. ALL DECK MATERIAL TO BE OF TREATED MATERIAL.
3. DECK STAIRS TO HANG DIRECTLY FROM DECK WITH GUARDS & HANDRAILS ON STAIRS WITH MORE THAN 3 RISERS.
4. LATERAL BRACING IS REQUIRED ON POSTS WHERE THE DISTANCE FROM GROUND TO U/S of JOISTS EXCEED 600mm (24")

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING NAME:
DECK JOIST LAYOUT

DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-6.1

TYPICAL CONSTRUCTION ASSEMBLIES:

NOTE:
SEE PAGE A–7.1 & A–7.2 FOR CALCULATIONS FOR ENERGY EFFICIENCY OF BUILDING ASSEMBLIES TO MEET SECTION 9.36 OF THE "2015 NATIONAL BUILDING CODE OF CANADA"

R1 TYP. ROOF CONSTRUCTION
- ASPHALT SHINGLES
- ROOF VENTING AS REQUIRED
- WATERPROOFING MEMBRANE
- 7/16" OSB SHEATHING c/w H–CLIPS
- ENG. TRUSSES @24" o.c.
  12" HEEL HEIGHT MIN.
- R60 BLOWN–IN INSULATION
- 6mil POLY AIR/VAPOUR BARRIER
  c/w ACOUSTIC COMPOUND & BLUE TUCK TAPE
- ½" CEILING DRYWALL (TAPED & SANDED)
- FINISH AS PER OWNER

NOTE: – 1ft² ROOF VENTS PER 300ft² ATTIC SPACE
– INSULATION MUST REACH FULL R/RSI–VALUE AT 1.2m (4ft) FROM EXTERIOR WALL
– R20 MIN. ABOVE EXTERIOR WALL @ EAVES

R2 TYP. ROOF CONSTRUCTION ABOVE GARAGE
- ASPHALT SHINGLES
- ROOF VENTING AS REQUIRED
- WATERPROOFING MEMBRANE
- 7/16" OSB SHEATHING c/w H–CLIPS
- ENG. TRUSSES @24" o.c.
  12" HEEL HEIGHT MIN.
- R40 BLOWN–IN INSULATION
- 6mil POLY AIR/VAPOUR BARRIER
  c/w ACOUSTIC COMPOUND & BLUE TUCK TAPE
- ½" CEILING DRYWALL (TAPED & SANDED)
- FINISH AS PER OWNER

NOTE: – 1ft² ROOF VENTS PER 300ft² ATTIC SPACE
– GARAGE ROOF NEED NOT COMPLY TO SECTION 9.36. ENERGY EFFICIENCY OF THE NATIONAL BUILDING CODE OF CANADA

TYP. EAVE CONSTRUCTION
- PREFINISHED 5" CONTINUOUS METAL EAVESTROUGH
- PREFINISHED METAL FASCIA
- 2"x6" SPF FASCIA BOARD
- PREFINISHED METAL VENTED SOFFITS
- INSULATION BAFFLES

NOTE: IF SOFFITS ARE WITHIN 1.2m OF PROPERTY LINE ½" EXTERIOR GRADE DRYWALL OR 3/8" OSB MUST BE APPLIED UNDER SOFFITS; OR A NON VENTED SOFFIT MAY BE USED

TYP. FOOTING CONSTRUCTION
- 24"x8" REINF. CONC. FOOTING
  ON UNDISTURBED SOIL
  c/w 3–10M REBAR CONTINUOUS & 10M CROSS @24" o.c.
- 4"ø WEEPING TILE
- 6" CRUSHED ROCK MIN. ABOVE WEEPING TILE
- 2"x24" RIGID INSULATION FROST PROTECTION AROUND PERIMETER

TYP. GARAGE GRADE BEAM CONSTRUCTION
- 8"x24" REINF. CONC. GRADE BEAM
  r/w 2–15M REBAR T&B
- 6" VOID FORM BENEATH GRADE BEAM BETWEEN PILES
- SCREW PILES DESIGNED BY SUPPLIER

W1 TYP. EXTERIOR WALL CONSTRUCTION
- CEMENT BOARD SIDING
- BUILDING WRAP
- METAL FLASHINGS OVER ALL EXTERIOR OPENINGS
- 3/8" O.S.B. SHEATHING
- 2"x6" WD. STUDS @ 16" o.c.
- R24 BATT INSULATION
- 6mil POLY AIR/VAPOUR BARRIER
  c/w ACOUSTIC COMPOUND & BLUE TUCK TAPE
- ½" DRYWALL (TAPED & SANDED)
- FINISH AS PER OWNER

W2 TYP. PONY WALL CONSTRUCTION
- CEMENT BOARD SIDING
- BUILDING WRAP
- METAL FLASHINGS OVER ALL EXTERIOR OPENINGS
- 3/8" O.S.B. SHEATHING
- 2"x8" WD. STUDS @ 16" o.c.
  c/w P.T. BOTTOM PLATE
- R28 BATT INSULATION
- 6mil POLY AIR/VAPOUR BARRIER
  c/w ACOUSTIC COMPOUND & BLUE TUCK TAPE
- ½" DRYWALL (TAPED & SANDED)
- FINISH AS PER OWNER

W3 TYP. INTERIOR WALL CONSTRUCTION
- FINISH AS PER OWNER
- ½" DRYWALL (TAPED & SEALED)
- 2"x4" WD. STUDS @ 16" o.c. (2"x6" AS NOTED)
  (P.T. BOTTOM PLATE ON BASEMENT INT. WALLS)
- ½" DRYWALL (TAPED & SEALED)
- FINISH AS PER OWNER

W4 TYP. FOUNDATION CONSTRUCTION
- PARGING ABOVE GRADE
- DAMPPROOFING BELOW GRADE
- 8" CORE ICF. FDN. WALL
  REINF. AS PER MANUFACTURER'S SPECS.
- ½" DRYWALL (TAPED & SANDED)
- FINISH AS PER OWNER

NOTE: ALL ELECTRICAL WIRE AND BOX CUT–OUTS IN ICF WALL TO BE SPRAY FOAMED AFTER INSTALLATION

W5 TYP. GARAGE WALL CONSTRUCTION
- CEMENT BOARD SIDING
- BUILDING WRAP
- METAL FLASHINGS OVER ALL EXTERIOR OPENINGS
- 3/8" O.S.B. SHEATHING
- 2"x6" WD. STUDS @ 16" o.c.
- R20 BATT INSULATION
- 6mil POLY AIR/VAPOUR BARRIER
  c/w ACOUSTIC COMPOUND & BLUE TUCK TAPE
- ½" DRYWALL (TAPED & SANDED)
- FINISH AS PER OWNER

NOTE: – GARAGE WALL NEED NOT COMPLY TO SECTION 9.36. ENERGY EFFICIENCY OF THE NATIONAL BUILDING CODE OF CANADA

W6 WALL CONSTRUCTION BETWEEN GARAGE & RESIDENCE
- FINISH AS PER OWNER
- 5/8" TYPE "X" DRYWALL (GARAGE SIDE)
- BUILDING WRAP
- 3/8" O.S.B. SHEATHING
- 2"x6" WD. STUDS @ 16" o.c.
- R24 BATT INSULATION
- 6mil POLY AIR/VAPOUR BARRIER
  c/w ACOUSTIC COMPOUND & BLUE TUCK TAPE
- ½" DRYWALL (TAPED & SANDED)
- FINISH AS PER OWNER

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.

F1 TYP. 1st FLOOR CONSTRUCTION
- FINISHED FLOORING AS PER OWNER
- ¾" T&G PLYWOOD SUBFLOOR; SCREWED & GLUED
- 11⅞" ENGINEERED TJI @16" o.c. BY SUPPLIER
- ½" CEILING DRYWALL (TAPED & SANDED)
- FINISH AS PER OWNER

NOTE: RIM JOIST TO BE SPRAY FOAMED WITH MIN. R20 INSULATION

F2 TYP. BASEMENT SLAB CONSTRUCTION
- 3" CONCRETE SLAB
- 6mil POLY DAMPPROOFING;
  SEALED TO FDN WALL AND
  ALL PENETRATIONS w/ ACOUSTIC COMPOUND
  & BLUE TUCK TAPE
- 4" COMPACTED CRUSHED ROCK MIN.

NOTE: – ROUGH IN PIPE FOR RADON GAS AS PER NBC 2015 (9.13.4.3)
– SLAB NEED NOT BE INSULATED AS FOUNDATION IS INSULATED ON EXTERIOR AS PER 9.36.2.8 4)a)

F3 TYP. LANDING CONSTRUCTION
- FINISHED FLOORING AS PER OWNER
- ¾" T&G PLYWOOD SUBFLOOR; SCREWED & GLUED
- 2"x10" @16" o.c. FLOOR JOISTS

NOTE: RIM JOIST TO BE SPRAY FOAMED WITH MIN. R22 INSULATION

F4 TYP. GARAGE SLAB CONSTRUCTION
- 4" CONCRETE SLAB r/w 10M REBAR 24" o.c.
  DOWELED INTO GRADE BEAM & FOUNDATION WALL; TO MATCH REINFORCING
- 6mil POLY DAMPPROOFING;
  SEALED TO FDN WALL AND
  ALL PENETRATIONS w/ ACOUSTIC COMPOUND
  & BLUE TUCK TAPE
- 8" COMPACTED BASE FILL

NOTE: – GARAGE SLAB NEED NOT COMPLY TO SECTION 9.36. ENERGY EFFICIENCY OF THE NATIONAL BUILDING CODE OF CANADA

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE A COPYRIGHT OF VETTER DRAFTING & HOME DESIGN & IT'S PARENT COMPANY (VETTER HOMES INC.) AND IS NOT RESPONSIBLE FOR ANY USE OF THESE DRAWINGS WITHOUT CONSENT. ANY REPRODUCTION WHETHER IN FULL OR IN PART IS ILLEGAL WITHOUT CONSENT FROM VETTER DRAFTING & HOME DESIGN

DRAWING NAME:
TYPICAL CONSTRUCTION ASSEMBLIES

DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-7.0

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.

ENERGY EFFICIENCY REVIEW "2015 NATIONAL BUILDING CODE OF CANADA" SECTION 9.36

OVERVIEW
ZONE – 7B 6000–6999 CELSIUS DEGREE DAYS

NOTE: THIS REVIEW ASSUMES HEAT RECOVERY VENTILATOR TO BE INSTALLED

CONTRACTOR TO CONFORM TO ALL PARTS OF SECTION 9.36 OF THE "NATIONAL BUILDING CODE OF CANADA 2015" NOT JUST THE SECTIONS CONTAINED IN THIS REVIEW.

SECTIONS

9.36.2.4.
4) COMMON WALL BETWEEN GARAGE AND RESIDENCE CAN HAVE A EFFECTIVE THERMAL RESISTANCE RATING REDUCED BY 0.16 RSI WHICH WOULD BE 2.92 RSI [R16.58].

9.36.2.6.
1) b) OPAQUE CONSTRUCTION ASSEMBLIES ABOVE GRADE REQUIRED EFFECTIVE THERMAL RESISTANCE RATINGS
- –CEILING BELOW ATTICS RSI 10.43 [R59.23]
- –CATHEDRAL CEILINGS/FLAT ROOFS RSI 5.02 [R28.51]
- –WALLS (INCLUDING FOUNDATIONS ABOVE GRADE) RSI 3.08 [R17.49]
- –FLOORS OVER UNHEATED SPACE RSI 5.02 [R28.51]

2) RIM JOISTS SHALL HAVE AN EFFECTIVE THERMAL RESISTANCE RATING OF RSI 3.08 [R17.49]

9.36.2.7.
1) ALL DOORS AND WIDOWS TO HAVE A MAX U–VALUE OF 1.40 OR A ENERGY RATING NOT LESS THAN 29.
5) ONE DOOR SEPARATING A CONDITIONED SPACE TO A UNCONDITIONED SPACE OR THE EXTERIOR IS ALLOWED TO HAVE A U–VALUE UP TO 2.6.
7) OVERHEAD GARAGE DOORS TO HAVE A NOMINAL THERMAL RESISTANCE OF NOT LESS THAN RSI 1.1 [R6.25]
8) ACCESS HATCHES TO HAVE A NOMINAL THERMAL RESISTANCE RATING OF NOT LESS THAN RSI 2.6 [R14.76]

9.36.2.8.
1) b) CONSTRUCTION ASSEMBLIES BELOW GRADE OR IN CONTACT WITH GROUND REQUIRED EFFECTIVE THERMAL RESISTANCE RATINGS
- – FOUNDATION WALLS RSI 2.98 [R16.92]
- – UNHEATED FLOORS BELOW FROST LINE UNINSULATED
- – UNHEATED FLOORS ABOVE FROST LINE RSI 1.96 [R11.13]
- – HEATED AND UNHEATED FLOORS ON PERMAFROST RSI 4.44 [R25.21]
- – HEATED FLOORS RSI 2.84 [R16.13]
- – SLABS ON GRADE WITH AN INTEGRAL FOOTING RSI 2.84 [R16.13]

3) WHERE THE TOP OF FOUNDATION WALL IS ON AVERAGE MORE THAN 600mm [23⅝"] ABOVE GRADE THAN IT MUST BE INSULATED IN ACCORDANCE WITH SECTION 9.36.2.6.

9.36.3. HVAC REQUIREMENTS
– MECHANICAL/PLUMBING CONTRACTOR TO CONFORM TO THIS SECTION.

9.36.4. SERVICE WATER HEATING SYSTEMS
– MECHANICAL/PLUMBING CONTRACTOR TO CONFORM TO THIS SECTION.

CALCULATIONS PER TYPICAL CONSTRUCTION ASSEMBLIES FROM PAGE A–8.0

W1

MATERIAL	REFERENCE	RSI VALUE
OUTSIDE AIR FILM	TABLE A–9.36.2.4.(1)–D	0.03
CEMENT BOARD SIDING	TABLE A–9.36.2.4.(1)–D	0.026
BUILDING WRAP		NIL
⅜" OSB SHEATHING	TABLE A–9.36.2.4.(1)–D	0.093
2"x6" @ 16" o.c. c/w R24 BATT	TABLE A–9.36.2.6.(1)–B	2.66
6mil POLY AIR/VAPOUR BARRIER		NIL
½" DRYWALL	TABLE A–9.36.2.4.(1)–D	0.07625
INTERIOR AIR FILM	TABLE A–9.36.2.4.(1)–D	0.12
TOTAL:		RSI 3.01(3) [R17.09]

W2

MATERIAL	REFERENCE	RSI VALUE
OUTSIDE AIR FILM	TABLE A–9.36.2.4.(1)–D	0.03
CEMENT BOARD SIDING	TABLE A–9.36.2.4.(1)–D	0.026
BUILDING WRAP		NIL
⅜" OSB SHEATHING	TABLE A–9.36.2.4.(1)–D	0.093
2"x8" @ 16" o.c. c/w R28 BATT	SEE CALCULATIONS	3.29766
6mil POLY AIR/VAPOUR BARRIER		NIL
½" DRYWALL	TABLE A–9.36.2.4.(1)–D	0.07625
INTERIOR AIR FILM	TABLE A–9.36.2.4.(1)–D	0.12
TOTAL:		RSI 3.64 [R20.67]

W4

MATERIAL	REFERENCE	RSI VALUE
OUTSIDE AIR FILM	TABLE A–9.36.2.4.(1)–D	0.03
PARGING ABOVE GRADE		NIL
DAMPPROOFING BELOW GRADE		NIL
OUTER EPS (TYPE 1) INSULATION LAYER (67mm)	TABLE A–9.36.2.4.(1)–D	1.742
8" CONCRETE (203mm)	TABLE A–9.36.2.4.(1)–D	0.0812
INNER EPS (TYPE 1) INSULATION LAYER (67mm)	TABLE A–9.36.2.4.(1)–D	1.742
½" DRYWALL	TABLE A–9.36.2.4.(1)–D	0.07625
INTERIOR AIR FILM	TABLE A–9.36.2.4.(1)–D	0.12
TOTAL:		RSI 3.79 [R21.52]

W6

MATERIAL	REFERENCE	RSI VALUE
OUTSIDE AIR FILM	TABLE A–9.36.2.4.(1)–D	0.03
⅝" TYPE "X" DRYWALL	TABLE A–9.36.2.4.(1)–D	0.09684
BUILDING WRAP		NIL
⅜" OSB SHEATHING	TABLE A–9.36.2.4.(1)–D	0.093
2"x6" @ 16" o.c. c/w R24 BATT	TABLE A–9.36.2.6.(1)–B	2.66
6mil POLY AIR/VAPOUR BARRIER		NIL
½" DRYWALL	TABLE A–9.36.2.4.(1)–D	0.07625
INTERIOR AIR FILM	TABLE A–9.36.2.4.(1)–D	0.12
TOTAL:		RSI 3.08 [R17.49]

R1

MATERIAL	REFERENCE	RSI VALUE
ASPHALT SHINGLES		NIL
EAVE PROTECTION		NIL
7/16" OSB SHEATHING		NIL
ENG. TRUSSES @24" o.c. w/ R60 BLOWN IN INSULATION(1)	SEE CALCULATIONS	10.50098
6mil POLY AIR/VAPOUR BARRIER		NIL
½" CEILING DRYWALL	TABLE A–9.36.2.4.(1)–D	0.07625
INTERIOR AIR FILM	TABLE A–9.36.2.4.(1)–D	0.11
TOTAL:		RSI 10.69 [R60.70]

1st FLOOR RIM JOISTS

MATERIAL	REFERENCE	RSI VALUE
OUTSIDE AIR FILM	TABLE A–9.36.2.4.(1)–D	0.03
CEMENT BOARD SIDING	TABLE A–9.36.2.4.(1)–D	0.026
BUILDING PAPER		NIL
1¼" TIMBERSTRAND RIM JOIST	TABLE A–9.36.2.4.(1)–D	0.31115
11⅞" TJI JOIST @ 16" o.c. w/ R20 SPRAY FOAM(2)	SEE CALCULATIONS	2.72802
INTERIOR AIR FILM	TABLE A–9.36.2.4.(1)–D	0.12
TOTAL:		RSI 3.22 [R18.28]

LANDING RIM JOISTS

MATERIAL	REFERENCE	RSI VALUE
OUTSIDE AIR FILM	TABLE A–9.36.2.4.(1)–D	0.03
CEMENT BOARD SIDING	TABLE A–9.36.2.4.(1)–D	0.026
BUILDING PAPER		NIL
2"x10" RIM JOIST	TABLE A–9.36.2.4.(1)–D	0.32385
2"x10" @ 16" o.c. w/ R22 SPRAY FOAM(2)	SEE CALCULATIONS	2.72912
INTERIOR AIR FILM	TABLE A–9.36.2.4.(1)–D	0.12
TOTAL:		RSI 3.23 [R18.34]

NOTES:
(1). GLASS FIBRE BLOWN–IN INSULATION ASSUMED
(2). MEDIUM DENSITY SPRAY FOAM INSULATION ASSUMED
(3). SEE TRADE OFF CALCULATIONS PAGE A–7.2 FOR REDUCED EFFECTIVE RSI VALUE

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE A COPYRIGHT OF VETTER DRAFTING & HOME DESIGN & IT'S PARENT COMPANY (VETTER HOMES INC.) AND IS NOT RESPONSIBLE FOR ANY USE OF THESE DRAWINGS WITHOUT CONSENT. ANY REPRODUCTION WHETHER IN FULL OR IN PART IS ILLEGAL WITHOUT CONSENT FROM VETTER DRAFTING & HOME DESIGN

DRAWING NAME:
ENERGY EFFICIENCY REVIEW SECTION 9.36. NBC 2015

DATE: JUNE 11, 2019

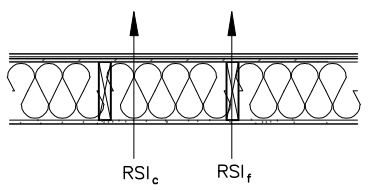
PROJECT #: 2019-33

DRAWN: BMV

A-7.1

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.

PLAN



(W2)

CALCULATIONS
TYPICAL WOOD FRAMED WALL FRAMING/CAVITY PERCENTAGES ASSUMED
(TABLE A-9.36.2.4.(1)-A);

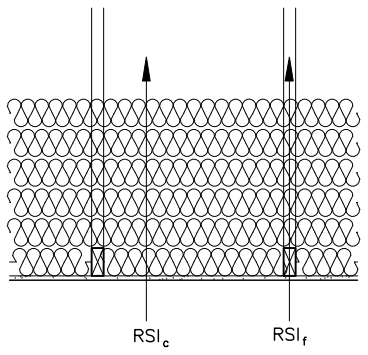
FRAMING PERCENTAGE 16" o.c.: 23%
CAVITY PERCENTAGE 16" o.c.: 77%

RSI$_f$: 184mm x 0.0085 RSI/mm = 1.564 RSI
RSI$_c$: R28 BATT = 4.93 RSI

RSI(effective): $$\frac{100}{\left(\frac{\%\ \text{FRAMING}}{\text{RSI}_f}\right) + \left(\frac{\%\ \text{CAVITY}}{\text{RSI}_c}\right)}$$

RSI(effective): $$\frac{100}{\left(\frac{23}{1.564}\right) + \left(\frac{77}{4.93}\right)} = 3.29766\ \text{RSI}$$

SECTION



(R1)

CALCULATIONS
CEILING WITH RAISED HEEL TRUSSES FRAMING/CAVITY
PERCENTAGES ASSUMED
(TABLE A-9.36.2.4.(1)-A);

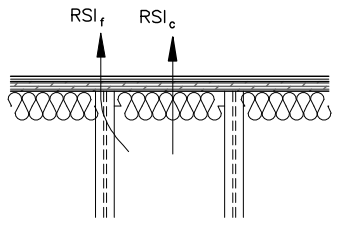
FRAMING PERCENTAGE 24" o.c.: 7%
CAVITY PERCENTAGE 24" o.c.: 93%

RSI$_f$: 89mm x 0.0085 RSI/mm + 475mm x 0.01875 RSI/mm = 9.66275 RSI
RSI$_c$: R60 BLOWN-IN 564mm (GLASS FIBRE) = 10.57 RSI

RSI(effective): $$\frac{100}{\left(\frac{\%\ \text{FRAMING}}{\text{RSI}_f}\right) + \left(\frac{\%\ \text{CAVITY}}{\text{RSI}_c}\right)}$$

RSI(effective): $$\frac{100}{\left(\frac{7}{9.66275}\right) + \left(\frac{93}{10.57}\right)} = 10.50098\ \text{RSI}$$

PLAN



1st FLOOR RIM JOIST CALCULATIONS
I-JOIST AND TRUSS FLOORS FRAMING/CAVITY PERCENTAGES ASSUMED
(TABLE A-9.36.2.4.(1)-A);

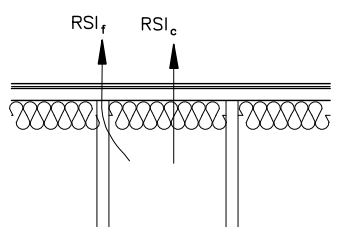
FRAMING PERCENTAGE 16" o.c.: 9%
CAVITY PERCENTAGE 16" o.c.: 91%

RSI$_f$: 98mm x 0.0085 RSI/mm = 0.833 RSI
RSI$_c$: R20 SPRAY FOAM 98mm (MEDIUM DENSITY) = 3.52 RSI

RSI(effective): $$\frac{100}{\left(\frac{\%\ \text{FRAMING}}{\text{RSI}_f}\right) + \left(\frac{\%\ \text{CAVITY}}{\text{RSI}_c}\right)}$$

RSI(effective): $$\frac{100}{\left(\frac{9}{0.833}\right) + \left(\frac{91}{3.52}\right)} = 2.72802\ \text{RSI}$$

PLAN



LANDING RIM JOIST CALCULATIONS
I-JOIST AND TRUSS FLOORS FRAMING/CAVITY PERCENTAGES ASSUMED
(TABLE A-9.36.2.4.(1)-A);

FRAMING PERCENTAGE 16" o.c.: 13%
CAVITY PERCENTAGE 16" o.c.: 87%

RSI$_f$: 108mm x 0.0085 RSI/mm = 0.918 RSI
RSI$_c$: R22 SPRAY FOAM 108mm (MEDIUM DENSITY) = 3.87 RSI

RSI(effective): $$\frac{100}{\left(\frac{\%\ \text{FRAMING}}{\text{RSI}_f}\right) + \left(\frac{\%\ \text{CAVITY}}{\text{RSI}_c}\right)}$$

RSI(effective): $$\frac{100}{\left(\frac{13}{0.918}\right) + \left(\frac{87}{3.87}\right)} = 2.72912\ \text{RSI}$$

TRADE OFF FOR ABOVE-GROUND BUILDING ENVELOPE ASSEMBLIES 9.36.2.11
(TOTAL A/R VALUE OF PROPOSED IS TO BE EQUAL OR LESSER THAN TOTAL A/R VALUE OF REFERENCE)
RSI = (m^2xK)/W

SCOPE:

EFFECTIVE RSI VALUE OF MAIN FLOOR WALL ASSEMBLY (W1) IS 3.01 RSI, WHICH DOES NOT MEET SECTION 9.36.2.6. VALUE OF 3.08 RSI.

EFFECTIVE RSI VALUE OF PONY WALL ASSEMBLY (W2) IS 3.64 RSI, WHICH EXCEEDS SECTION 9.36.2.6. VALUE OF 3.08 RSI.

TRADE OFF CALCULATIONS TO SHOW INCREASED RSI VALUES IN PONY WALL ASSEMBLY (W2) TO COMPENSATE FOR DECREASED VALUE IN WALL ASSEMBLY (W1)

AREAS:

(W1) MAIN FLOOR: 128'-0" [39.014m] x 9'-1" [2.769m] = 1163 ft² [108.03m²]
LANDING: 22'-0" [6.706m] x 14'-1¾" [3.775m] = 311 ft² [25.32m²]
1474 ft² [133.35m²]

(W2) BASEMENT: 128'-0" [39.014m] x 5'-2⅝" [1.591m] = 665 ft² [62.07m²]

ASSEMBLIES BEING TRADED	AREA OF EACH ASSEMBLY (A)	REFERENCE DESIGN VALUES		PROPOSED DESIGN VALUES	
		RSI VALUES (R)	A/R VALUES	RSI VALUES (R)	A/R VALUES
WALL (W1)	133.35m²	3.08 (m^2xK)/W	43.30 W/K	3.01 (m^2xK)/W	44.30 W/K
WALL (W2)	62.07m²	3.08 (m^2xK)/W	20.15 W/K	3.64 (m^2xK)/W	17.05 W/K
		TOTAL A/R VALUE: 63.45 W/K		TOTAL A/R VALUE: 61.35 W/K	

THE ABOVE TRADE OFF CALCULATION MEETS THE REQUIREMENTS OF SECTION 9.36.2.11(2) OF NBC 2015 AS THE TOTAL PROPOSED A/R VALUE IS EQUAL TO OR LESS THAN THE TOTAL REFERENCE A/R VALUE

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE A COPYRIGHT OF VETTER DRAFTING & HOME DESIGN & IT'S PARENT COMPANY (VETTER HOMES INC.) AND IS NOT RESPONSIBLE FOR ANY USE OF THESE DRAWINGS WITHOUT CONSENT. ANY REPRODUCTION WHETHER IN FULL OR IN PART IS ILLEGAL WITHOUT CONSENT FROM VETTER DRAFTING & HOME DESIGN

DRAWING NAME:

ENERGY EFFICIENCY REVIEW CALCULATIONS

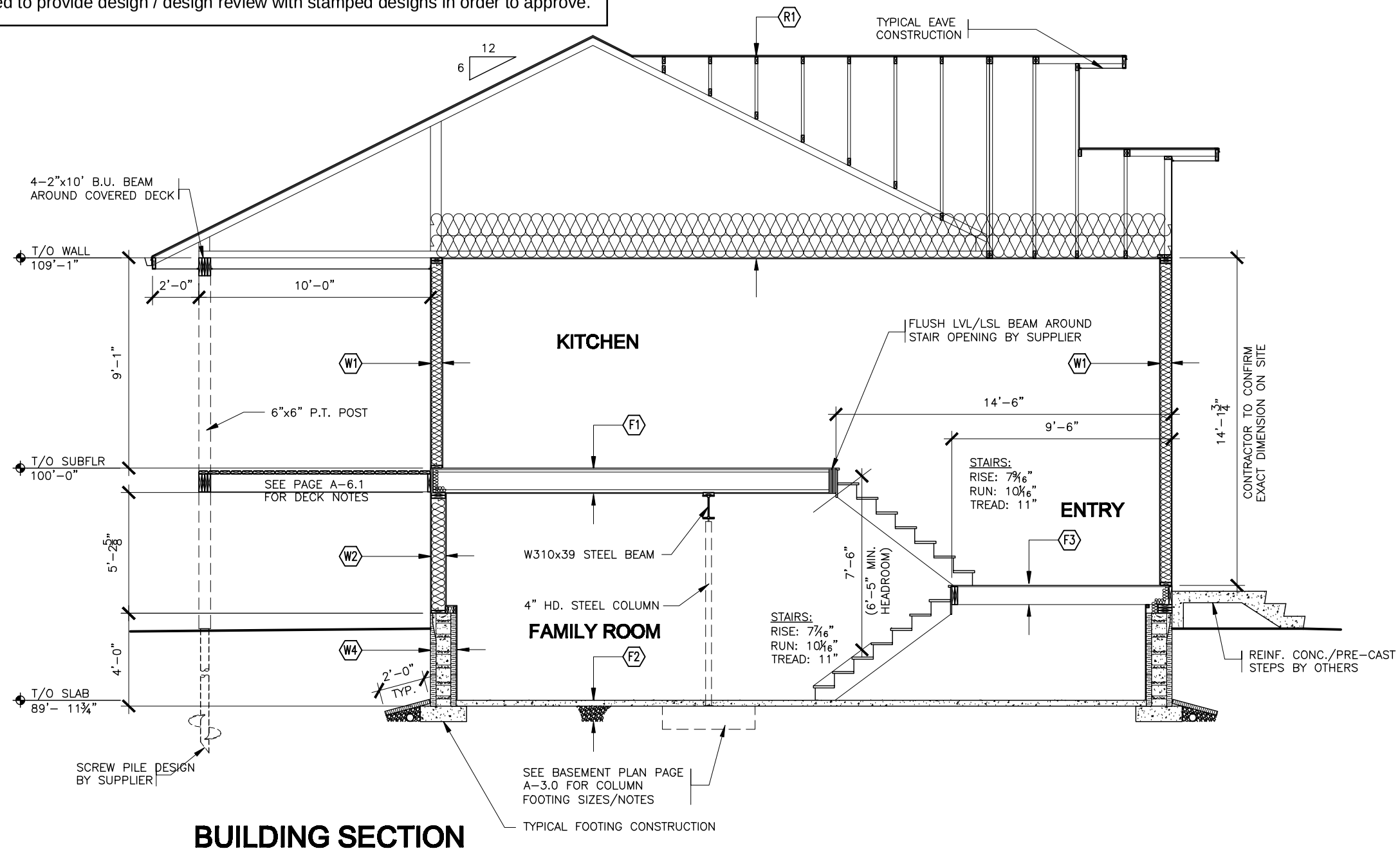
DATE: JUNE 11, 2019

PROJECT #: 2019-33

DRAWN: BMV

A-7.2

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.



BUILDING SECTION

SCALE: 3/16" = 1'-0"

NOTES:
1. SEE PAGE A–7.0 FOR TYPICAL CONSTRUCTION ASSEMBLIES
2. SEE PAGE A–7.1 FOR COMPLIANCE TO SECTION 9.36 ENERGY EFFICIENCY OF THE NATIONAL BUILDING CODE OF CANADA 2015
3. ALL LUMBER IN CONTACT WITH CONCRETE FOUNDATION TO BE OF PRESSURE TREATED MATERIAL
4. TOP OF FDN. TO BE 8" ABOVE GRADE (MIN.)
5. ROUGH IN PIPE FOR RADON GAS AS PER NBC 2015 (9.13.4.3)
6. ALL LVL/LSL BEAMS TO BE DESIGN AND SUPPLIED BY FLOOR JOIST MANUFACTURER/SUPPLIER
7. ALL COLUMNS TO BE SUPPLIED AND DESIGNED BY FLOOR JOIST MANUFACTURER/SUPPLIER
8. FOUNDATION TO BE CONFIRMED BY FOUNDATION CONTRACTOR OR IF MUNICIPALITY REQUIRES BY A PROFESSIONAL ENGINEER.

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING NAME:
BUILDING SECTION

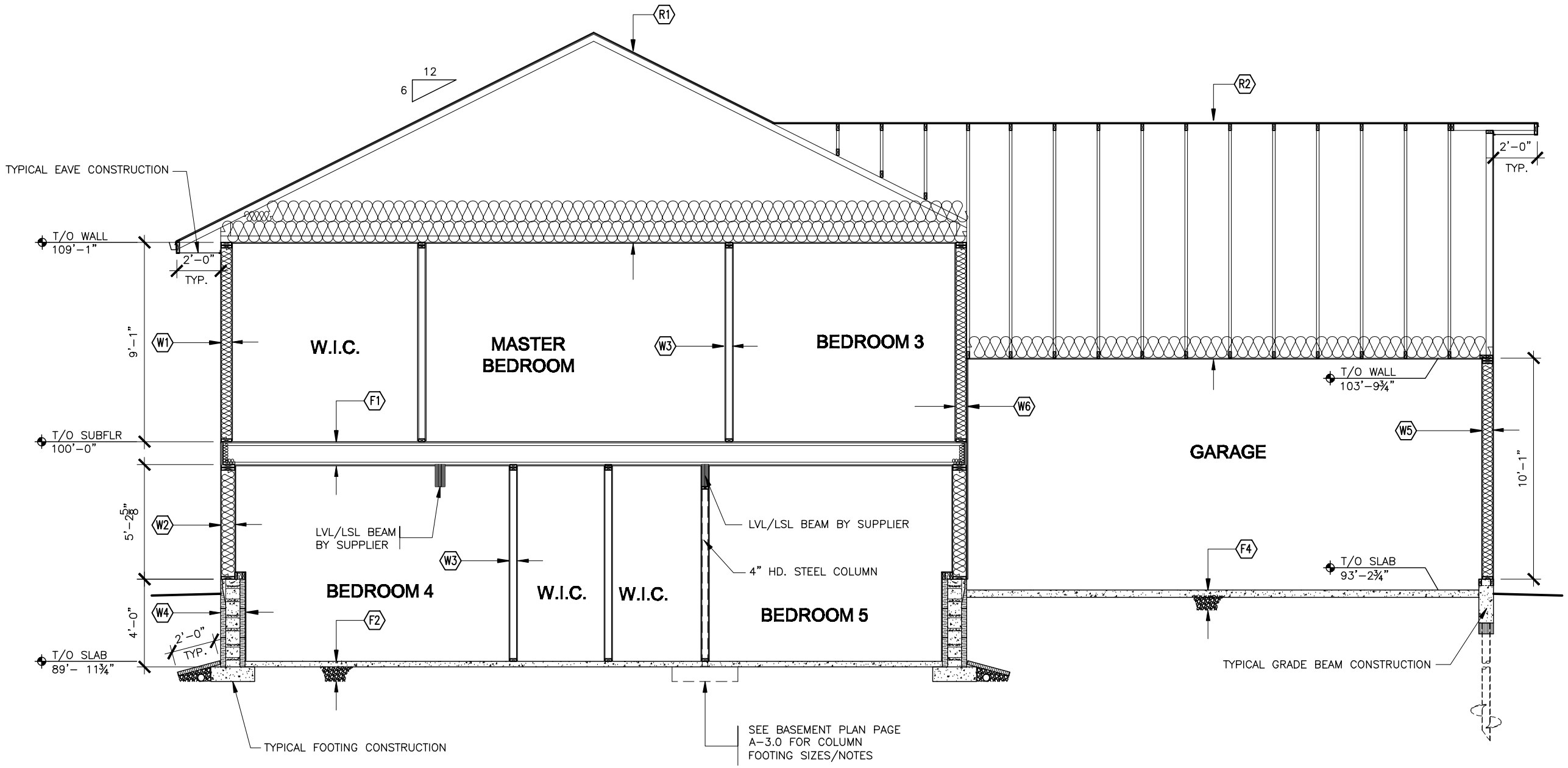
DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-8.0

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.



BUILDING SECTION

SCALE:$\frac{3}{16}$" = 1'-0"

NOTES:
1. SEE PAGE A-7.0 FOR TYPICAL CONSTRUCTION ASSEMBLIES
2. SEE PAGE A-7.1 FOR COMPLIANCE TO SECTION 9.36 ENERGY EFFICIENCY OF THE NATIONAL BUILDING CODE OF CANADA 2015
3. ALL LUMBER IN CONTACT WITH CONCRETE FOUNDATION TO BE OF PRESSURE TREATED MATERIAL
4. TOP OF FDN. TO BE 8" ABOVE GRADE (MIN.)
5. ROUGH IN PIPE FOR RADON GAS AS PER NBC 2015 (9.13.4.3)
6. ALL LVL/LSL BEAMS TO BE DESIGN AND SUPPLIED BY FLOOR JOIST MANUFACTURER/SUPPLIER
7. ALL COLUMNS TO BE SUPPLIED AND DESIGNED BY FLOOR JOIST MANUFACTURER/SUPPLIER
8. FOUNDATION TO BE CONFIRMED BY FOUNDATION CONTRACTOR OR IF MUNICIPALITY REQUIRES BY A PROFESSIONAL ENGINEER.

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE A COPYRIGHT OF VETTER DRAFTING & HOME DESIGN & IT'S PARENT COMPANY (VETTER HOMES INC.) AND IS NOT RESPONSIBLE FOR ANY USE OF THESE DRAWINGS WITHOUT CONSENT. ANY REPRODUCTION WHETHER IN FULL OR IN PART IS ILLEGAL WITHOUT CONSENT FROM VETTER DRAFTING & HOME DESIGN

DRAWING NAME:
BUILDING SECTION

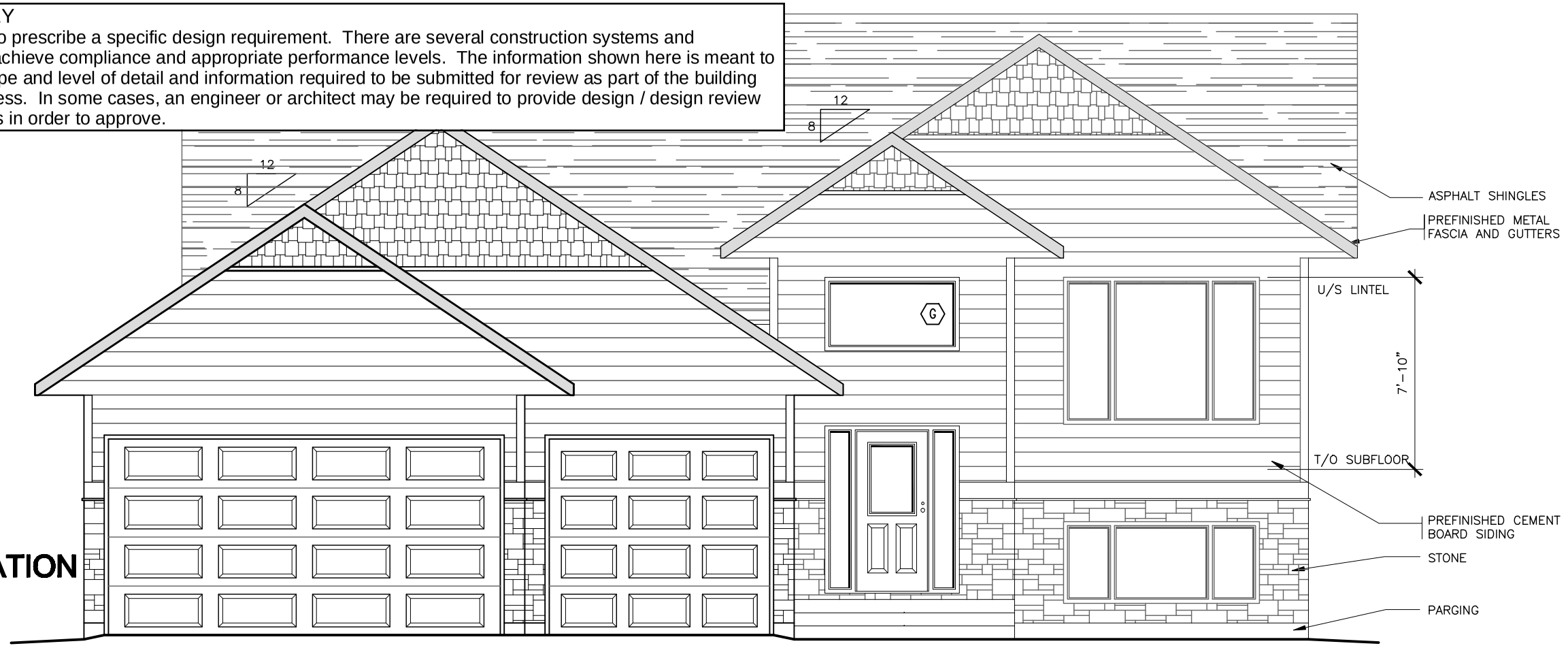
DATE:
JUNE 11, 2019

PROJECT #:
2019-33

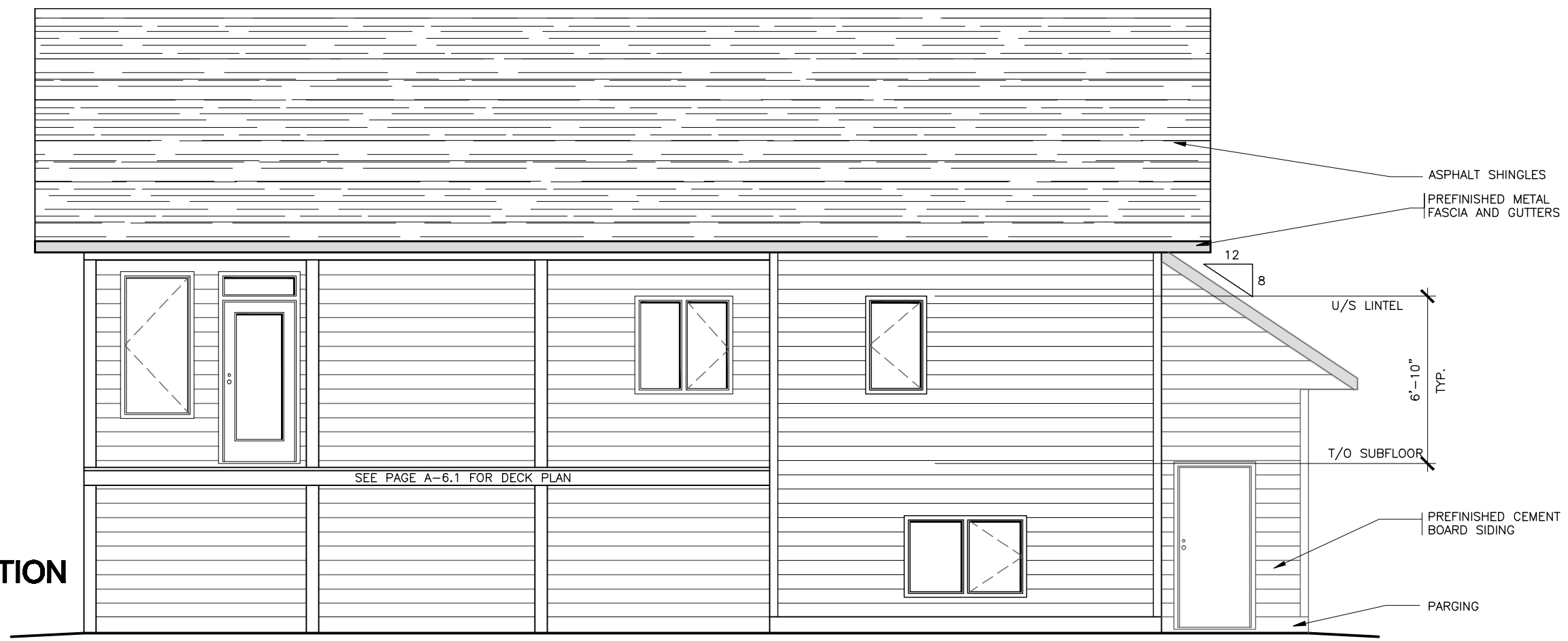
DRAWN:
BMV

A-8.1

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.



WEST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING SAMPLE PROVIDED BY VETTER DRAFTING & HOME DESIGN. THE DRAWINGS INCLUDED IN THIS PACKAGE ARE A SAMPLE ONLY. THESE PLANS ARE NOT NOT TO BE USED FOR CONSTRUCTION. THESE PLANS ARE A COPYRIGHT OF VETTER DRAFTING & HOME DESIGN & IT'S PARENT COMPANY (VETTER HOMES INC.) AND IS NOT RESPONSIBLE FOR ANY USE OF THESE DRAWINGS WITHOUT CONSENT. ANY REPRODUCTION WHETHER IN FULL OR IN PART IS ILLEGAL WITHOUT CONSENT FROM VETTER DRAFTING & HOME DESIGN

DRAWING NAME:
EXTERIOR ELEVATIONS

DATE: JUNE 11, 2019

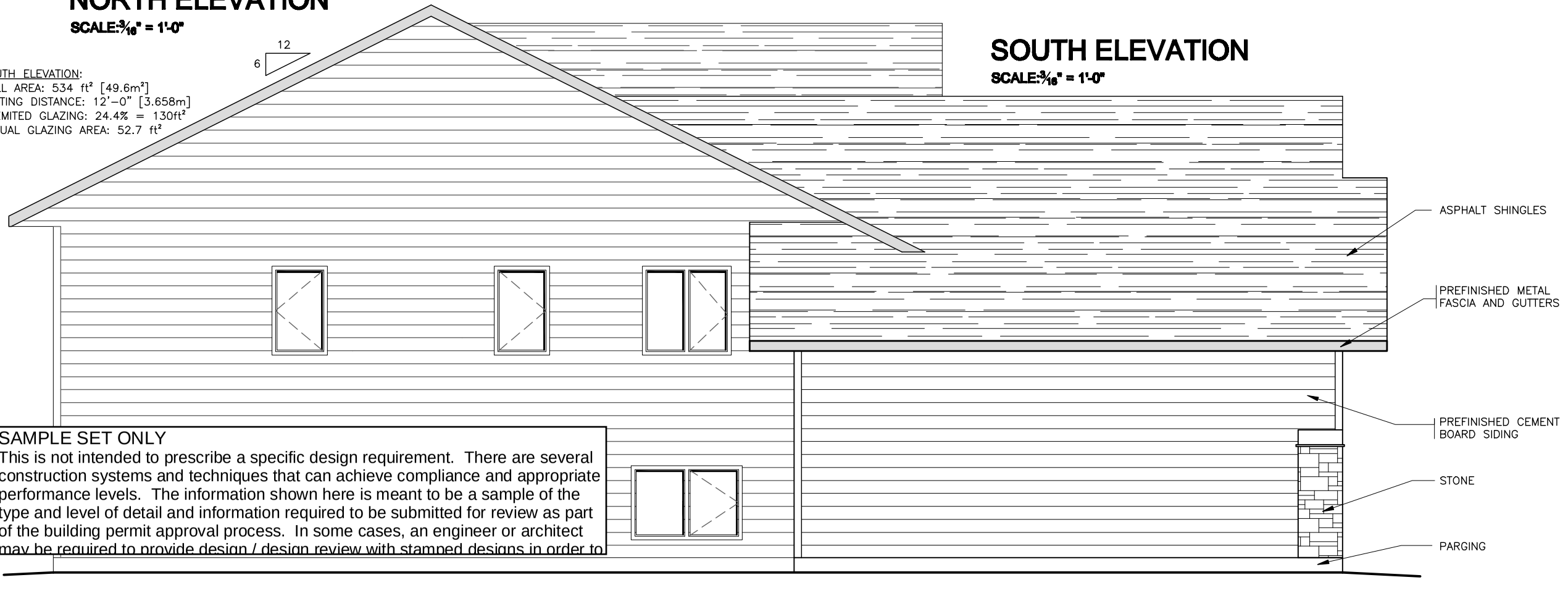
PROJECT #: 2019-33

DRAWN: BMV

A-9.0

NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

SAMPLE SET ONLY
This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to

BuildTECH Consulting & Inspections Inc.

CONSTRUCTION CODE AUTHORITY
Of Saskatchewan

SAMPLE DRAWINGS

DRAWING NAME:
EXTERIOR ELEVATIONS

DATE:
JUNE 11, 2019

PROJECT #:
2019-33

DRAWN:
BMV

A-9.1

SPRAY FOAM TECH DATA SHEET

Spray Foam Technical Data

Project Address:	Date of Application:
Builder/Owner Name:	Builder/Owner Address:

INSTALLER	Installation Company:	Date of Work being completed:
	Certified Installer(print):	ID#:
	Phone Number:	Email Address:

APPLICATION	1. Where will the spray foam be applied? Location	Thickness (mm)	2. Will the spray foam be used as a vapour barrier? Yes ☐ No ☐
			3. What thickness is required to obtain a water vapour permeance of 60 ng/Pa*s*m2? _____
			4. Is the spray foam being applied to the underside of a roof or floor system? Yes ☐ No☐ NOTE: This installation requires design / design review by design professional (Arch / Eng).
			5. If yes, has the professional design (stamped) been submitted? Yes ☐ No ☐

PRODUCT INFO	1. Manufacturer:	3. CCMC Listing or Report#:
	2. Colour:	4. Approved as: Insulation ☐ Vapour Barrier ☐ Air Barrier ☐
	5. Low Density (open cell) ☐ Medium Density (closed cell) ☐	6. Type 1 ☐ Type 2 ☐

Safety and Site Requirements:

- Buildings cannot be occupied for 24hrs after the installation of spray-applied rigid polyurethane insulation.
- It is the contractor's responsibility to ensure a label is placed on the job site as required by CAN/ULC – S705.2 including the above information and stating: "This certificate indicates that the installed spray-applied rigid polyurethane foam insulation meets the CAN/ULC-S705.1 – medium density – product standard. This product has been installed according to the CAN/ULC-S705.2 installation standard."

_____

Signature of Applicant