

Required On-Site Inspections for Residential Building Projects

Owners/Builders: Please call PBI at (306) 536-1799, or contact your Building Official directly, **at least 48 hours prior to the required inspections listed below.** Failure to do so may result in project delays, additional fees, issuance of affidavits or orders, and/or the removal of materials. All required on-site inspections are listed on the plan review. Unique projects may differ from below.

- Plan Review:** All projects require a **Plan Review (PR)** by a Licensed Building Official **prior to building permit approval.** (Please allow 2 weeks.)
- Foundation:** Call 48 hours **prior to pouring the concrete foundation** (once the footings, weeping tile, if required, and forms with rebar are in place). For PWF foundations, please call **prior to backfilling.**
- Anchoring:** Inspection is required for the anchoring of the building to the foundation (or to the ground for mobile homes). Please call 48 hours **prior to skirting** the mobile home or **prior to insulating** the RTM basement perimeter walls (or insulating attached garage).
- Framing:** Call 48 hours **prior to insulating** (once the framing is complete and the plumbing, heating and/or electrical wiring is roughed in). For a duplex or multi-unit residential, also call **prior to closing in the party wall** (call *during* construction of the party wall).
- Ins & VB** Call 48 hours **prior to covering the insulation and vapour barrier** with gypsum board or other material. Insulation, air barrier and vapour barrier must meet NBC Sections 9.25. and 9.36. standards for condensation control and energy efficiency.
- Occupancy:** Call 48 hours **prior to occupancy** (before moving in, sleeping overnight, or occupying the living space). If all interior and/or exterior work is not yet completed, a **Final** inspection will be required. (**Final** inspection may incur an additional cost.)
- Final:** Call **when construction is complete** (all interior and/or exterior work). Project must pass the Final inspection to close the permit.

Residential Building Project Type	Foundation	Anchoring	Framing	Ins & VB	Occupancy	Final
Residential Dwelling Unit	Yes	-	Yes	Yes	Yes	If Required
RTM or Modular Home	Yes	Yes →	For attached garage and/or basement	Yes	Yes	If Required
Mobile (Manufactured) Home	Not Usually	Yes	-	-	Yes	If Required
Post-Move (house moved in from another location)	Yes	Yes →	For attached garage and/or basement	If Required - See PR	Yes	If Required
Addition	Yes	-	Yes	Yes	Yes	If Required
Secondary Suite	If Required - See PR	-	Yes	Yes	Yes	If Required
Accessory Building with Living Space	If Required - See PR	-	Yes	Yes	Yes	If Required
Attached Garage (insulated) (* storage only)	Yes	-	Yes	If Required - See PR	-	Yes
Attached Garage (not insulated) (* storage only)	Yes	-	-	-	-	Yes
Accessory Building (insulated) (* storage only)	If Required - See PR	-	Yes	If Required - See PR	-	Yes
Accessory Building (not insulated) (* storage only)	If Required - See PR	-	-	-	-	Yes
Renovation	-	-	Yes	If Required - See PR	-	Yes
Basement Development	-	-	Yes	If Required - See PR	-	Yes
Deck (not covered or enclosed)	If Required - See PR	-	If Required - See PR	-	-	Yes
Retaining Wall	Yes	-	-	-	-	Yes
Foundation Replacement	Yes	Yes →	For basement perimeter walls	Yes	-	Yes
Solar Panels (PV or Domestic Hot Water)	Yes	-	-	-	-	Yes

* Storage Only – No living space or permanent heat source.

If Required - See PR (Plan Review). If required, an extra inspection fee will apply.
 Arrow (→) means Anchoring & Framing will be inspected at the same visit.

Revised January 1, 2019

Is a Building Permit Required?

Building permits are usually required for:

- new building construction
- garages and carports
- decks
- RTM, modular or mobile homes
- renovation or alteration affecting structural or life safety (e.g. egress windows for bedrooms)
- addition to an existing building
- basement development in a dwelling
- secondary suites
- accessory buildings greater than 10 m²
- fireplaces, wood stoves and heaters
- retaining walls for structures
- foundation replacement
- change of use or occupancy
- temporary buildings or structures
- relocation of an existing building
- work to remedy an unsafe condition or fire official's order
- demolition of an existing building
- swimming pools and hot tubs (in locations that have applicable bylaws)

Building permits are not usually required for:

- fences
- driveways, sidewalks and parking lots
- replacement of materials (e.g. roofing, siding) or cosmetic upgrades (e.g. painting, flooring) not affecting structural or life safety
- accessory buildings (garden sheds, tool sheds) not greater than 10 m² in area (limit of one per property)
- swimming pools and hot tubs less than 600 mm in depth

When in doubt, ask a Building Official.

*** Please check your local building bylaws for permit requirements in your area.

To book an inspection,
call PBI at
(306) 536-1799
or toll free at
1-855-487-1799

It is the **owner's responsibility** to ensure that all required inspections are called for (refer to the plan review report).

Professional Building Inspections, Inc. (PBI) has been providing building code inspection and enforcement services in southern Saskatchewan since 1992.

All of PBI's Building Officials are licensed (Class 1 to Class 3) by Saskatchewan Building Standards and Licensing Branch.

For more details about PBI's services and the building inspection process, please visit www.pro-inspections.ca



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Residential Building Projects

Most new residential building projects require a building permit. Permit approval is based upon conditions stated in a plan review completed by a Licensed Building Official. If approved, on-site inspections are required at various stages of construction, as listed on the plan review and subsequent inspection reports. For a general summary of these inspections, please see the inside of this brochure.



According to *The Uniform Building and Accessibility Standards Act (UBAS Act)*, Section 7(1) states:

Subject to subsections (2) and (3), the owner of each building in Saskatchewan shall ensure that the building is designed, constructed, erected, placed, altered, repaired, renovated, demolished, relocated, removed, used or occupied in accordance with the building standards.

Owners must comply with municipal bylaws, Saskatchewan UBAS Act, and the National Building Code of Canada.