

Residential Drawing Requirements

Required Drawings

One complete set of drawings (including all items listed below) are required to be submitted with every application for a building permit. The drawings must be legible, clearly identify structural elements and dimensions. Sufficient information must be provided to show that the proposed work will conform to the National Building Code of Canada, 2005. **The plans required must show all of the intended work and have enough detail so that a person unfamiliar with the project could follow them for construction.**

NOTE: Incomplete plans may delay permit application processing time. Please ensure that all plans are complete and properly detailed.

Residential Site Plan

A site plan identifies buildings and other features in relation to all four property lines. It must identify existing buildings and structures on the property. Accurate site information must be obtained for site plans and the minimum information requirements include, but are not limited to, the following:

- Title and North Arrow
- Street Name, Civic Address, and Legal Description
- Abutting streets and lanes
- Property lines and dimensions
- All existing buildings and structures (indicating shape and dimensions)
- Proposed construction or demolition (indicate shape and dimensions)
- Setbacks to all property lines from existing and proposed structure(s)
- Separation distances between all buildings and structures on the property

Floor Plan

A floor plan is a drawing of all rooms and spaces on a floor level of a project viewed from above. The floor plan should show rooms, spaces and other features including window and door locations, exterior walls and interior partitions. Floor plans are required for every level of a project. It should be noted that this information is required not only for new construction, but for new additions and **any existing attached buildings as well.**

Minimum information requirements for a floor plan include, but are not limited to, the following:

- Room names and dimensions
- Exterior and interior building dimensions
- Exterior, interior and partition wall layouts and schedules
- Door and frame sizes, locations and schedules
- Window sizes, style, locations and schedules
- Stair plans and details, including handrail and guard details
- Plumbing fixtures
- Smoke Alarm and Carbon Monoxide locations

Structural Drawings

Structural drawings show the structural components and details of the proposed project, from the foundation to the roof. Minimum information requirements for structural drawings include, but are not limited to, the following:

- Foundation plans, structural drawings, reinforcing detail, column pads including reinforcing and location, columns, beams and joists details, sections and all applicable schedules
- Floor system including framing plans, structural drawings, sections and details



- Wall system including framing plans, structural drawings, lintel sizes, tall wall details, sections and details
- Roof system including framing plans, pre-engineered truss drawings and layouts, sections and details

Pre-engineered building drawings for any type of building are required to bear the seal and signature of an engineer licensed to practice in the province of Saskatchewan.

Building Elevations

A building elevation drawing shows the exterior views of the building and is **required for each building face**. Minimum information requirements for building elevations include, but are not limited to, the following:

- Height dimensions
- Exterior finishes and materials
- Window types and sizes
- Roof venting
- Top of floor elevation(s)
- Top of finished grade
- Exterior building components (walls, roof, doors, windows, etc.)
- Attachment/relationship of existing buildings (where applicable)

Building Cross Sections

Building cross section drawings show a view along an imaginary line cut through the building, indicating its structural and construction elements. These drawings expose and identify the construction elements of the roof, walls, floors, and foundations. Minimum information requirements for building section drawings include, but are not limited to, the following:

- Top of finish grade elevation
- Height dimensions
- Top of floor elevation(s)
- Material size and type
- Bottom of footing elevation
- Building structural components (walls, roof, floors, foundations, etc.)
- Attachment/relationship to existing buildings (where applicable)

Ventilation System Details

The ventilation system must be designed and installed in accordance with Subsection 9.32.2. or 9.32.3., alternatively it may be designed in accordance with CAN/CSA-F326-M, "Residential Mechanical Ventilation Systems," including all requirements for a principal ventilation system, supplemental exhaust fans and protection against depressurization. Completion of the Statement of Ventilation System Compliance form is required before a framing inspection can be scheduled.