

BUILDING PLANS

Building permits are required for all new construction in the R.M. of Edenwold.

To obtain a building permit for a new residence the following must accompany the application:

❖ two copies of the **site plan** indicating the location of all property lines, all existing and proposed buildings, the distances between all property lines and the closest wall of the nearest building, the location of all existing and proposed roads and other public utilities, and a north arrow to establish orientation of the site plan.

❖ two full sets of **construction drawings** with details of the floor plan, elevations, sections and other construction details.

❖ two copies of a **certified foundation design**. This means the foundation plan must be designed by a certified engineer specifically for the building under construction. The plan must be sealed, signed and dated by the engineer, and it is preferred that the plan bear the name of the property owner and legal description for the project.

It generally takes several days to complete the plans review, therefore it is important to submit all plans for approval well in advance of the anticipated start of construction.

It is an offence to begin construction prior to issuance of a building permit; and fines will be imposed where construction commences without benefit of an approved building permit.

BUILDING INSPECTIONS

The R.M. of Edenwold has engaged the services of Professional Building Inspections, Inc. to perform all plans reviews and building inspections for residential construction projects.

Building fees cover the cost of reviewing the plans for conformity with the National Building Code of Canada and the cost of building inspections. Building inspections may include, but shall not be limited to:

Foundation: The foundation inspection must be called for and approved prior to the actual pouring of the concrete. In the case of preserved wood foundations, the inspection must be called for and approved prior to backfilling.

Framing: The framing inspection must be called before the walls have been closed in or drywalled.

Final: The final inspection shall be called for and approved when the building is approximately 95% complete and before the building is occupied.

Professional Building Inspections, Inc. may be contacted at 536-1799.

For a complete description of building fees and owner obligations please refer to the Building Bylaw.

BUILDING FEES

Building fees for new dwellings in the R.M. of Edenwold are based on the size of the building being constructed. The basic fee for residential construction are as follows:

Minimum Building Fee	\$ 135
<u>Dwellings</u>	
New dwellings with up to 139 sq. meters of developed floor space	\$810
For each additional 50 sq. meters of developed floor space or portion thereof	\$135
<u>Additions and Structural Renovations</u>	
Living space	\$540
Attached garages	\$405
Accessory buildings/decks	\$135
Basement development/insulated garages	\$270
Renovations	\$270

Additional fee of \$135 may be charged for extra, non-scheduled or re-inspections.

OWNER/CONTRACTOR OBLIGATIONS

It is the responsibility of the general contractor to ensure that he and all sub-trades are aware of their respective obligations for calling for building inspections and for ensuring compliance with all inspection reports and correction notices. The R.M. of Edenwold operates a mandatory inspection system which requires the general contractor to notify the building inspector at least 24 to 48 hours in advance of the required inspections.

CULVERT/DRAINAGE DEPOSIT

In Emerald Park, a culvert, drainage grate/swale may be required in certain locations for drainage purposes. In those situations a \$750 drainage deposit must accompany the building application. Once the the culvert, grate or swale has been completed and the correct drainage elevation is inspected by the Maintenance Department the balance of the deposit will be returned.

The municipal road allowance (the area between the street and your property line) may be included in your landscape plan, provided that the proper ditch depressions and drainage is maintained. Non-compliance may result in the correction of the drainage elevation at your cost. Rockery, trees, posts or underground sprinklers are not permitted on the road allowance.

OCCUPANCY DEPOSIT

An occupancy deposit of \$750 is required prior to the issuance of a building permit for new residential construction. This deposit is intended to act as a performance security for building contractors to help ensure compliance with the National Building Code and the Building Bylaw, and to cover any additional costs or penalties that may be incurred throughout the course of the building project. The occupancy deposit will not be refunded until the residence has been approved for occupancy by the building inspector.

Additional costs may be deducted from the occupancy deposit for extra inspections resulting from poor construction performance, penalties for missing inspections, or for occupying a residence prior to final approval.

ARCHITECTURAL CONTROLS

Architectural standards are occasionally imposed by developers to maintain the character of the development and to protect the value of the homes in the area. For this reason contractors may be required to obtain approval from the developer prior to issuance of a building permit.

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**Building
A
House**

In the R.M. of Edenwold

