



DEVELOPMENT PERMIT/BUILDING PERMIT APPLICATION

THIS IS NOT A BUILDING PERMIT

Form "A"

CLASS OF WORK	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Alterations	<input type="checkbox"/> Addition	<input type="checkbox"/> Relocation	Permit Application # _____
	<input type="checkbox"/> Repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Removal	<input checked="" type="checkbox"/> Development	

PROJECT INFORMATION	Building Address (Including Unit #)		Legal Description		Value of Construction Excluding Land Value	
			Lot _____ Blk/Par _____ Plan _____		\$ _____	
	Proposed Use:			Estimated Development Dates		
	Basement Development	<input type="checkbox"/> Yes <input type="checkbox"/> No	Deck	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Start:	Completion:
Detached Garage	<input type="checkbox"/> Yes <input type="checkbox"/> No	Fireplace	<input type="checkbox"/> Yes <input type="checkbox"/> No			
Other information:						

Please list all existing structures on the site ie. Houses, garages, sheds, decks or other structures

APPLICANT	Applicant Name:			Company Name:		
	Mailing Address:					
				Town/City	Province	Postal Code
Contact Number(s):			Email Address:			
Home:		Cell:				

OWNER	Owner Name or Same as Applicant <input type="checkbox"/> Yes			Company Name:		
	Mailing Address:					
				Town/City	Province	Postal Code
Contact Number(s):			Email Address:			
Home:		Cell:				

CONTRACTOR	Contractor Name or Same as Applicant <input type="checkbox"/> Yes			Company Name:		
	Mailing Address:					
				Town/City	Province	Postal Code
Contact Number(s):			Email Address:			
Home:		Cell:				

Application will not be processed if site plan and two sets of drawings are not attached			Office Use Only		
Site plan attached <input type="checkbox"/> Yes <input type="checkbox"/> No Drawings attached <input type="checkbox"/> Yes <input type="checkbox"/> No			Percent of Land Occupied: _____		
Return form to:			Fee for Building Permit: _____		
Town of Rosthern - Box 416, Rosthern, SK S0K 3R0 OR townoffice@rosthern.com			Fee for Development Permit: _____		
			Total Amount Owing: \$ _____ Roll # _____		


I hereby agree to comply with the Building & Zoning Bylaws of the Town of Rosthern and acknowledge that it is my responsibility to ensure compliance with these and any other applicable bylaws, provincial acts & regulations regardless of any plan review or inspections that may or may not be carried out by the Town of Rosthern or its authorized representative. I agree to do all construction work solely in accordance & compliance with the information plans provided by me in this application, & will obtain all other work permits required in conjunction with my development. I hereby declare that the above information is true and correct.

Applicant Signature

Date

*Return this page with a site plan showing all dimensions, including lot size + all buildings

Deck Specifications for:

Permit # _____
Town  of Rosethorn
Date: _____

Wagner Inspection Services
Contact Dale @
225-22657241-4741
wagnerdp@sasktel.net

Name: _____

Address: _____

Legal Land Location: _____

Phone: _____

Contractor: _____ Phone: _____

Specifications

Structure

Attached: ___ Or Detached: ___ and size ___ x ___

Provide the size in ft2 or m2 ___ if over 55m2 (592 ft2) or more than 600mm (2') off ground; then provide piles (see page 4 of 4)

Footing pad (Detail "A") size: ___ x ___ x ___ thick & must be reinforced

Provide distance between beams _____

If deck is attached to a mobile dwelling;

then deck foundation to be same as mobile dwelling's foundation

Or piles (Detail "B"; page 4 of 4)

& must be reinforced

Column size: ___ x ___ " (i.e. 3 ply 2" x 6"/steel telepost)

Beam: ___ ply of 2" x ___

Span between columns along beam: _____

Joists: 2" x 6", 8", 10" or 12" @ ___ " spacing

Attach joist to the ledger board with joist hangers; if attached

Distance between supports (i.e. ledger board to beam) _____

Provide joist cantilever length past beam _____

Safety

Height from ground: _____

Clearance from deck to overhead wires: _____

For height of deck guardrail & stair handrail

see pages 2 & 3.

Roof: No ___ Yes ___ (if "yes" then piles are required for support and plans to be Engineer stamped & site specific.)

Engineered trusses: (if yes ___ manufactured by - _____)

If no, then rafter & joist size ___ " x ___ "

Spaced ___ apart with a ___ overhang

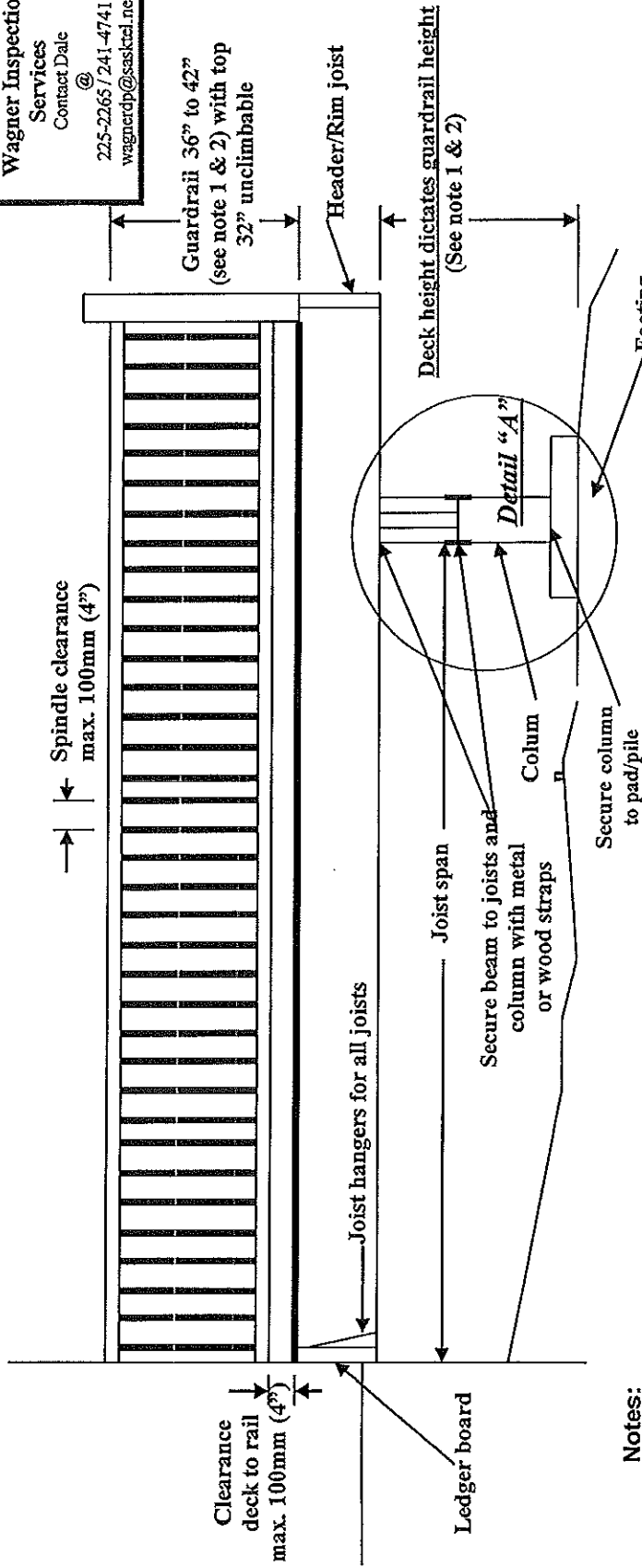
Thickness/type of sheathing: _____

Type of shingles: _____

For builder's information only

Decking material is X (i.e. radius/plywood/2"x 6") (if composite, then joists to be 16" o.c.)
 Dimensional lumber/treated (i.e. 2" x 8") or other _____

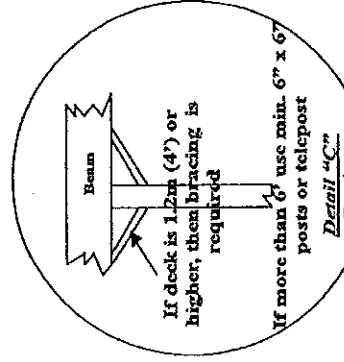
Wagner Inspection Services
 Contact Dale @ 225-2265 / 241-4741
 wagnerdp@sasktel.net



Notes:

- Deck guardrails not to have a climbable foothold within 812mm (32") of top of rail.
- Deck guardrail height - above deck surface @ 1070mm (42"), if deck surface is over 1.8m (6'). If deck surface is between 610mm (24") and 1.8m (6'), then the guardrail is 914mm (36").
- Foundation is required if the deck is: (2005 NBC 9.12.2.2(7))
 - * a. more than one storey.
 - * b. more than 55m² (592 ft²) in size.
 - * c. more than 600mm (24") from the underside of joists to the finished ground.
 - * d. supporting a roof.
 - * e. attached to another building structure (i.e. a house)

4. Beam splice or joints should be over a column, (not more than 1/2 of the splices over one column)

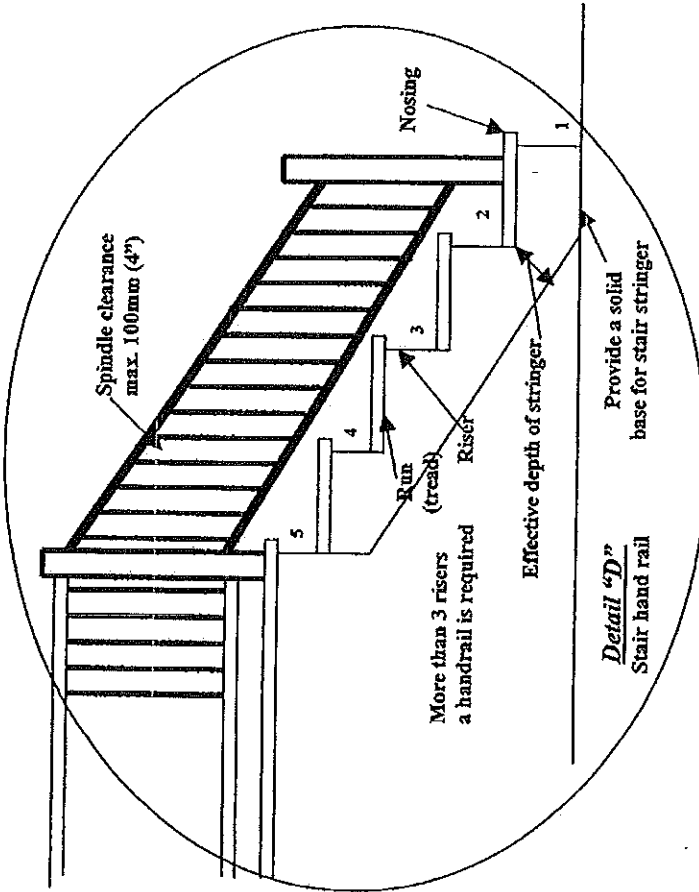


For builder's information only

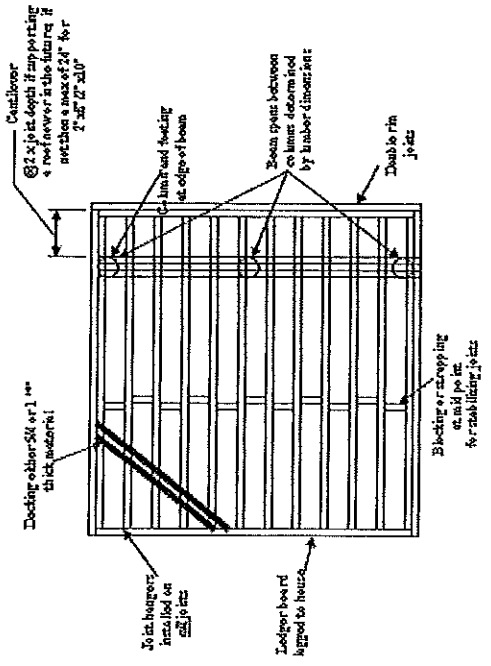
BRACING

5. The cantilever of 2" x 10" joists is a maximum of 24".

Typical Stairs and Plan View



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Notes:

1. Stair handrails - 800mm (31.5") min. and 965mm (38") max. above stair nosing (Detail "D"). Two handrails required for stairs or ramps over 1100mm (3' 7 5/16").
2. Stringer min. effective depth (Detail "D") - 90mm (3 1/2") and thickness 38mm (1 1/2") and stringer to be spaced not more than 900mm (3') o.c. for stairs not serving more than one dwelling unit and 600mm (2') o.c. in other stairs.
3. Tread/run (Detail "D") thickness 38mm (1 1/2") min. if stringers are more than 750mm (30") on center.
4. Tread width 900mm (36") o.c.
5. Min/max dimensions for Rise is 125mm (4 7/8") - 200mm (7 7/8"); Run is 210mm (8 1/4") - 355mm (14").
6. Guards are required if: (2005 NBC 9.8.7.1(1))
 - a. there is a difference in elevation of more than 600mm (24") between the walking surface and the deck surface or 3 risers.

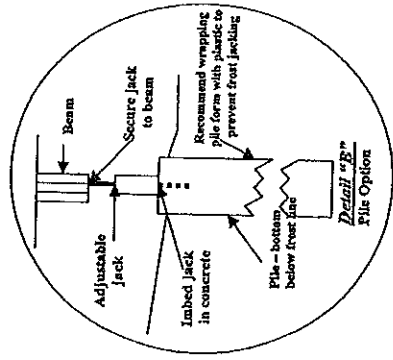
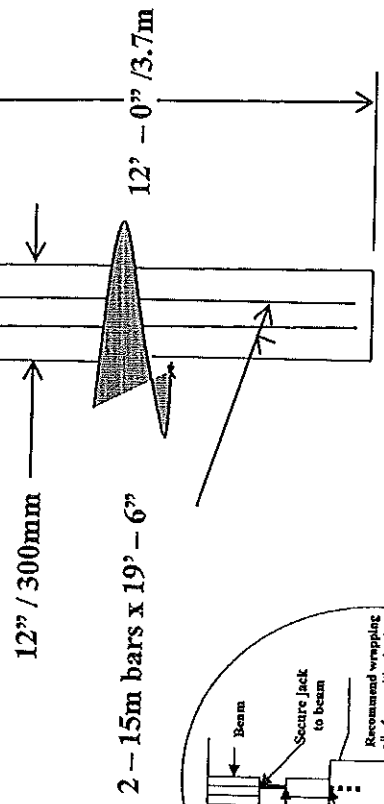
For builder's information only

b. the adjacent surface within 1.2m (4') of the walking surface has a slope of more than 1 in 12 (meaning a ratio of 1' out and 2' down).

Recommended Pile Foundation (Detail B)

From page 2 of 3 it indicates a Engineer's stamp & site specific may be require or do the following recommended pile foundation

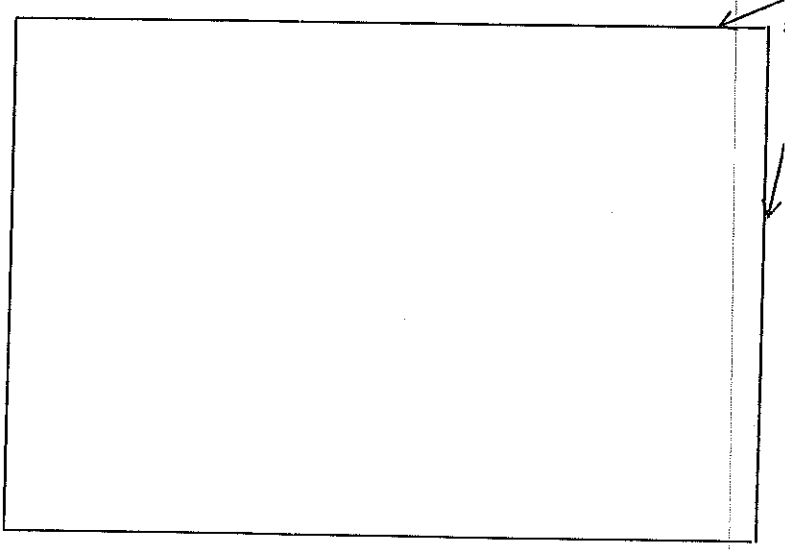
Note:
Pile spacing dependent on beam size and required support



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Site Plan Required

- Provide lot dimensions, deck location with set backs from property line, existing buildings.
- Sketch of deck showing dimensions & location/direction of joists, beams & stairs



GUIDELINES FOR PERMIT APPLICATIONS

***Book inspections well in advance. It is your responsibility to book inspections.**

- Fill out all parts of the permit application including the date and signature. Remember that it is a legal document and you may be delaying your construction.
- Provide the name of the general contractor with contact information.
- Provide your email address if you have one for faster approval and access of plan review.
- Provide accurate value of construction as it could affect insurance claims and has no bearing on permit fees in the case of residences, garages, decks or basement development.
- Submit two sets of drawings with your application and ensure that you build according to the drawings. You could face a stop-work order and suffer delays and added costs for having to hire a professional engineer if you deviate from original plans. (Example: When the drawing calls for a concrete foundation and you build a wood foundation or change from a wood beam to a steel one).
- Plans need to be provided by a draftsman, engineer or architect for all construction except where forms are provided for garages, decks or basement development from the municipal office. Permits will not be approved in any other manner. Hand-drawn plans will not be accepted.
- When constructing a preserved wood foundation you must have the standard or build according to an engineered design. You must contact the company designing the joists to let them know it is a wood foundation as the design is different for the joists. Failure to do this will cause you to wait for new joists.
- Submit the mechanical ventilation form if it was provided to you from the municipality. (This can be provided after approval of permit once you have decided on a mechanical contractor).
- Submit the shop and layout drawings for all engineered joists, trusses and beams. These can be provided after permit approval but before framing inspection.
- Submit a site plan and follow it. Remember that distance to property lines and other buildings is addressed in the *National Building Code* and may be different than what is allowed in a zoning bylaw. Ask your building official for clarification.
- Submit information well enough ahead of time to avoid disappointment because of delays for permit approval. (Do not expect to start next day).
- Ensure that you read the plan review, as there may be useful information and changes from original drawings.
- Ensure that you follow the inspection schedule to avoid a stop-work order or removal of material already constructed. Book your inspection well enough in advance as per schedule requirements. Remember, it is your responsibility to book inspections.
- Construction shall start within six months of permit approval and shall not be stalled for more than six months. Construction shall be completed in 12 months. Unless approved by municipal council, if any of these things happen you will need to pay for a new permit, or it may be added to your taxes.

CONSTRUCTION WASTE DISPOSAL

Please be advised that Council has established the following policy in regards to building waste which results from development sites:

All construction waste and debris from a development area which result from activities by the owner must be disposed of into a Loraas bin, which is to be kept on-site and on private property. Costs associated with the Loraas bin are the responsibility of the owner.

Waste from construction sites will no longer be accepted at the Town's transfer station. This policy is effective November, 2007.

For your information, the Loraas phone number is 242-2300.

DIAL BEFORE YOU DIG

Water/sewer lines

306-349-9058 or

306-232-7628

Sask 1st Call

1-866-828-4888

*(SaskEnergy/SaskTel/
SaskPower/TransGas
& other subscriber companies)*