

PLEASE REMEMBER!

- The drawings must provide enough information so that Building Code and Zoning Bylaw requirements such as rear yard coverage, setbacks, and building heights can be checked.
- It is the owner's responsibility to contact Information Services Corporation of Saskatchewan (ISC) and Utility Companies to locate utility lines and easements. Construction over underground utilities is not permitted.
- It is the owner's responsibility to obtain a boulevard-crossing permit where applicable. Contact the Infrastructure Services Department at 975-2454 for more information.
- The plumbing system shall not be constructed, extended, altered, renewed, or repaired unless a plumbing permit has been obtained. Call 975-7631 for plumbing permit information.
- Electrical Permits must be obtained from SaskPower. Call 934-7737 for further information on electrical permits and inspections.



For more information contact:

Community Services Department
Building Standards Branch
222 3rd Avenue North
Saskatoon SK S7K 0J5

Phone: (306) 975-3236

Fax: (306) 975-7712

Website: www.saskatoon.ca

Email: building.standards@saskatoon.ca

This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Building Standards Branch for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information.

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A Guide to Additions to One Unit Dwellings

**Regulations and Permit Information
for One Unit Dwellings Only**

General Regulations

- A Building Permit is required for any addition to a one unit dwelling.
- An attached garage, attached carport, and attached deck with a roof are all considered to be additions.

A) In all residential zoning districts:

- Only 40% of the site can be covered by the house and any additions;
- On corner lots, additions must be a minimum distance of 4.5 m (15 ft) from the rear property line;
- On all other lots, additions must be a minimum distance of 7.5 m (25 ft) from the rear property line;
- Bay windows, most cantilevers or floor areas cannot project into the minimum required front, rear or side yard;
- New windows are not permitted where the side yard is less than 1.2 m (4 ft) unless fire shutters are installed.

B) In R1 zoning districts:

- The house and any additions must be a minimum of 9.0m (30 ft) from the front property line with a minimum side yard clearance of 1.5m (5 ft). However, sites less than 34 m (112 ft) in depth only require a front yard setback of 6.0m (20 ft).

C) In R1A and R2 zoning districts:

- The house and any additions must be a minimum of 6.0 m (20 ft) from the front property line with a minimum side yard clearance of 0.75 m (2.5 ft).

D) In R1B zoning districts:

- The house and any additions must be a minimum of 3.0 m (10 ft) to 6.0 m (20 ft) from the front property line with a minimum side yard clearance of 0.75 m (2.5 ft). Some portion of the dwelling unit must be situated between the 3.0 m (10 ft) to 6.0 m (20 ft) front yard dimension.

E) In established neighbourhoods:

- The front yard setback that is required for a house and any addition in an established neighbourhood shall not vary more than 3.0 m (9.84 ft) from the average front yard setback of dwellings on adjacent sites. The front yard setback shall not, in any case, be less than 6.0 m (20 ft).

Drawing Requirements for Permit Applications

One (1) complete set of construction drawings is required. This set will be returned to the applicant when the permit is issued. The drawings must include the following:

Site Plan

- Show the size of the addition, the size of the existing house and all distances to the property lines.
- Show the size and location of all other buildings on the site.
- A Real Property Report (Surveyor's Certificate) is suggested.

Foundation Plan

- Show locations and all dimensions of walls, beams, columns, and piles.

Floor Plans

- Show locations and all dimensions of walls, beams, and columns.
- Show all door and window sizes and their locations.

Elevations

- Show at least one view of the addition indicating the doors and windows, roof overhangs, and chimneys.

Cross-Sections

- Show details of construction specifying all material types and sizes in the roof, walls, floors, and foundation.