

TYPES OF STRUCTURES

All permit applications require customers to answer questions about the type of structure they are applying for.

Things to know:

- The first drop-down selection is the **Type of Structure** - you will then select the **Type of Work**
- Example: If you have selected a **New Home Construction** application, the **Type of Structure** selected may be **One Unit / Single Detached Dwelling**

New Home Construction NHS-2021-00540 (Draft)

APPLICATION INSTRUCTIONS

- Each building requires a separate building and development permit.
- Asterisks indicate required fields to be filled.

APPLICATION

Type of permit you are applying for: New Home Construction

*Select the option that best describes the application: One Unit / Single Detached Dwelling

*What type of work will be done: New

*Pick the primary work scope: Dwelling

Add items to describe what the work will include: **+ Additional Work Scope(s)**

*Number of Dwelling Units: *Added: *Removed:

*Work Description: [+]
[-]

Type of Structure	Description and/or examples
One Unit / Single Detached Dwelling	A building designed to be use as a single dwelling. A secondary suite may be within a single detached dwelling if permitted by zoning.
Two Unit / Semi-Detached Dwelling	A building attached side by side or back to back that contains two separate dwellings.
Residential Mobile Home	Projects for mobile homes
Residential Multi-Family	Projects greater than 2 dwelling units in the building
Accessory Building	Examples are sheds, shops, gazebos, studio/office
Alternative Family Care Home	An alternative family care home is a home where care is provided to residents.
Apartment – Condo Building	An apartment building or an apartment style condominium building. This also includes buildings whose primary use is an apartment or apartment style condominium which contain mixed use (ie. retail, offices, etc.)
Apartment – Condo Building Part 3	Buildings exceeding 600 m ² in building area (footprint only) or exceeding 3 storeys in building height used for major occupancies classified as residential occupancies
Apartment – Condo Building Part 9	Buildings 3 storeys or less in building height, having a building area (footprint) not exceeding 600 m ² , and used for major

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	occupancies classified as residential occupancies. <i>If your building includes other uses, please refer to the definition of Part 3 and Part 9 buildings in Articles 1.3.3.2 and 1.3.3.3 of the National Building Code.</i>
Agriculture/Farm Building	Primary industry building, farm building, hunting and fishing camp, forestry service, experimental farm, community farm, animal hospital, greenhouse, fish hatchery
Car Wash	Automatic or wand wash
Care Facility	Examples include day care, nursing home, rest home, home for the blind, charitable home, detoxification centre, rehabilitation centre
Commercial	This term is more general to account for any commercial, industrial, institutional building where any of the following are occurring: a demolition, repair to a building, constructing solar panels, constructing a deck or where plumbing permits are requested.
Convention Centre	Convention centre, exhibition building
Day Care Centre/Facility	Day care, day care within an elementary school, kindergarten
Detached Garage	Detached garage typically for residential use
Educational Building	Elementary school, high school, secondary school, trade/technical school, university, small art schools, private schools
Funeral Facility	Funeral, crematorium, mausoleum
Gallery	Art gallery, scientific centre, aquarium
Gas Station/Bar	Service station, gasoline station
Government Building	City hall, courthouse, police station, prisons, fire stations, military building, government legislative buildings other than office buildings
Hospital	Hospital building (for medical clinics see “office building” or for doctor’s office in a strip mall see “strip mall”)
Hostel/Boarding House	Hostel, boarding house, religious residence, dormitory, student’s residence
Hotel	Temporary sleeping accommodation for the general public and may provide additional services, such as restaurants, meeting rooms, entertainment and recreation facilities.
Laboratory/Research Facility	Laboratory and research centre, medical research, industrial laboratory, observatory
Library	Library, archive building
Manufacturing/Processing Building	Plant for manufacturing, processing and assembling goods, mill, bakery, cannery, printing plant
Motel	Exterior access to individual rooms of temporary sleeping accommodation for the general public and may provide additional services, such as restaurants, meeting rooms, entertainment and recreation facilities
Museum	Museum, archive building
Night Club	Where primarily evening or night time entertainment is provided, where beverage alcohol may be served for consumption on the premises, with or without food, and where a designated area for live entertainment or dancing is provided during certain hours of operation is also provided. Brew pubs may be considered a night club if beverage alcohol is manufactured and consumed on site
Office Building	Office building, doctor’s office, insurance company, medical clinic, bank, travel agency, office complex, etc.

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Parkade	Parking, tunnels, docks
Place of Worship	Religious building, church, cathedral, temple, citadel, synagogue, mosque
Recreation Centre	Indoor or outdoor recreation building, sports complex, country club, golf club, tennis court and squash, community centre, arena, outdoor skating rink, curling club, swimming pool, outdoor swimming pool, campground facilities, theatre and performing arts centre, movie theatre, concert hall, opera house, cultural centre
Residential	Used for plumbing permits only for a one unit, two unit, semi-detached, or multi family dwelling.
Restaurant	Primary source of business is the provision of food prepared and served to patrons seated at tables or counters, may include drive through
Restaurant/Lounge	A lounge is a room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with or without food and where no area has been set aside for live dancing or entertainment, either in the lounge or restaurant.
Seasonal Building	Greenhouses, ice cream stands
Shopping Centre	Mall units accessed from outside and internal corridor, plaza, store/office building
Stand Alone Building (Mercantile)	Retail and wholesale outlet, retail outlet, department store, rental service, lumber yard, etc. (all single tenant)
Strip Mall	Retail complex, plaza, mall, shopping centre, store/office building where all units are accessed from the outside and includes uses such as but not limited to banks, offices, doctor's office, retail, restaurant
Tavern	Where the primary business is the sale of alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on site.
Transportation Building	Transportation terminal, bus and truck terminal, railway station, etc.
Utility Building	Hydro control building, oil refinery building, water filtration building, sewage treatment building, water reservoir, natural gas processing plants, pollution abatement and control, waste disposal facilities, chemical storage
Vehicle Dealership	Motor vehicle show room (new and used), dealerships, new and/or used vehicle, recreational vehicles, motorcycle and tractor sales
Vehicle Repair Shops	Autobody shop, muffler shop, transmission shop, service station with a garage, auto-detailing and paint spray operations
Warehouse	Storage building, industrial mall, cold storage, locker rental, Quonset, post office, mail sorting plant, motion picture studio, etc.

For more details regarding building and development permits please visit saskatoon.ca/buildingpermits

This list has been provided for the purposes of guidance through the ePermitting system. For details and formal definitions:

- With respect to buildings, see the National Building Code of Canada
- With respect to land use, please see the City of Saskatoon Zoning Bylaw.