

GARDEN AND GARAGE SUITES

The construction of all garage and garden suites is required to conform to Part 9 of the current National Building Code (NBC).

Building permits and plumbing permits are required for this type of construction to ensure compliance with the National Building Code of Canada, National Plumbing Code of Canada and the Zoning Bylaw.

Only plumbers registered with the City of Saskatoon (COS) can apply for a plumbing permit.

The following are some of the items required to be addressed as part of the building permit process.

Foundations:

As full depth basements will not be allowed, foundation construction will be limited to shallow foundations with heated non-habitable crawl spaces, pile and grade beam construction, or concrete slab on grade. An architect or structural engineer, licensed to consult in the Province of Saskatchewan, will be required to sign and seal all foundation designs and inspect the foundation construction.

Fire Safety Between Buildings:

The spatial separation requirements (relationship between wall face area, window area and distances to property lines and other buildings on the same property) of the NBC are required to be met.

The distances to the various property lines and to buildings on the same property will determine the requirements for fire resistance rating, permitting combustible or non-combustible exterior siding and eave projections.

Life Safety:

Stairs, handrails and guardrails, smoke and carbon monoxide alarms, bedroom emergency exit (egress) requirements conforming to the NBC are to be provided.

Ventilation System:

To ensure an adequately balanced air flow, a ventilation design, usually completed by the mechanical contractor, is required before the building permit will be issued. Upon completion of the ventilation system installation, the licensed mechanical contractor shall provide certification that the system was installed as per the approved design (and NBC 9.32).

Energy Efficiency:

All heated buildings, used year round, are now required to have minimum insulation values and use energy efficient equipment. Please see the Energy Efficiency Handbook and the [Energy Efficiency Compliance](#) form for more information.