



Snow on Roofs

What Owners Should Know

It is important building owners pay attention to their roofs to avoid potential damage from snow.

What snow load is my building designed for?

Buildings in Saskatoon are designed to meet the requirements of the National Building Code of Canada (NBC) for snow loads.

What can affect my snow loading?

- shape of the roof and roof covering
- uneven piling of snow or changes to the snow buildup locations
- projections and equipment on the roof that create snow buildup
- whether the building is heated, insulated and/or occupied
- the age of the building
- changes to adjacent buildings

What if a tall building is built next to me?

With an approved Building and Development Permit a neighbouring property may construct a building that has an affect on the snow loading of your roof. If taller construction is occurring next to you, talk to your neighbour to determine how the construction may affect your building design.

What are the signs of snow damage?

Signs of snow damage can include unusual building sounds from the roof or supporting walls, visible movement of walls or sagging of ceiling, doors not functioning correctly, and cracking of drywall or plaster.

What do I do if I am concerned about snow damage?

Conduct routine structural assessments and consult a structural engineer, a contractor with building code knowledge or a home inspector to assess snow damage.

What can I do to reduce the risk of damage?

- conduct routine structural assessments
- clear snow after a heavy snow fall

Be safe when removing snow

- Do not go on your roof. If necessary contact a qualified professional who can access your roof.
- Where the roof is accessible from the ground, a snow rake can be used to safely pull the snow off the roof from ground level. Be sure that you and others keep clear of falling snow.
- If chopping ice on your roof or eaves ensure that you and others are clear of falling ice. Ensure that the tool used to chop the ice does not damage roof surface or structure as this could lead to additional roof issues.

The information contained in this release is of a general nature and is not intended to be all-inclusive. Property owners should determine their own actions related to snow precautions and annual maintenance. It is recommended that property owners contact a structural engineer or other qualified professional to assess their roof.



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