



# City of Saskatoon

## Community Services Department

### Building Standards

### Garage and Garden Suites

The construction of all garage and garden suites, regardless of floor area, 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.

Only plumbers registered with the City of Saskatoon (CofS) 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 non-habitable crawl spaces, (please see CofS handout for construction guidelines), pile and grade beam construction, or concrete slab on grade. An architect or structural engineer, licensed to practice in The Province of Saskatchewan, will be required to sign and seal all designs for pile and grade beam and/or slab on grade construction which support a living space.

#### **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.

Depending on the distances to the various property lines and to buildings on the same property, combustible or non-combustible exterior siding and eave projection requirements of the NBC are required to be met.

#### **Other Life Safety Issues:**

All stairs, handrails and guardrails; all smoke and CO alarms; and bedroom emergency exit (egress) requirements are required to conform to the NBC

#### **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.