



BuildTECH

Consulting & Inspections Inc.

Building & Fire Code Consulting & Inspections

www.buildtechinspections.ca

p: 306.370.2824

f: 306.978.3014

e: info@btinspections.ca

Box 1612 . Martensville, SK . S0K 2T0

Permit Application Checklist – DETACHED GARAGE

Home Owner/Builders: The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

APPLYING FOR A BUILDING PERMIT DOES NOT EQUATE TO PERMISSION TO START CONSTRUCTION – BUILDING PERMITS WILL BE ISSUED BY THE MUNICIPALITY ONCE ALL ZONING AND BUILDING APPROVALS ARE COMPLETE.

Required Information:

A complete set of plans are required to be submitted and shall include the following:

- **“Detached Garage Worksheet”** properly filled out.
- **Site Plan** with the following information:
 - Show size and location of proposed house, size and location of existing buildings on property, lot dimensions and shape, distance between buildings and property lines, and include a North direction arrow.
- **Floor Plans** with the following information:
 - Any interior wall development if applicable
 - Window sizes, locations, and type
 - Door sizes, locations and swing direction
 - HVAC unit/system location

When is an Engineer Required?

- Professionally designed sealed engineer drawings may be required for the following conditions:
 - A detached garage foundation supporting living space
 - Thickened edge slab foundations where the truss span is greater than 32 feet.

Required On-Site Inspections: (inspection requirements may change depending on the project type and size)

- Framing / Final prior to installation of any interior cladding or finishes, preferably after the exterior cladding is complete.
- Inspection of insulation / poly / interior finishes is not required; the work is often done months or years after framing and detached garages are not considered living space.

Inspection Call-In Program:

- It is the owner’s responsibility to contact BuildTECH to arrange for all mandatory inspections.
- Work shall not proceed to a point that would cover up any required inspection stages.
- Failure to notify BuildTECH with appropriate time frames could lead to measures to uncover work at the owner’s expense.
- Contact BuildTECH at 306-370-2824 to arrange for inspections; please provide at minimum 72 hours’ notice.