

The Building Official

The Building Official is a Sask. licensed building inspector appointed by a Municipality to enforce the building code and local building and zoning bylaws.

Make it a point to meet your local Building Official. You will find this person very beneficial who can offer you helpful assistance during your construction period.

Inspections

There are three important building inspections required.

- An inspection before you pour your concrete for the foundation base.
- A framing inspection before you insulate.
- An inspection during the installation of insulation and vapour barrier, as well as, the exterior finish.

Phone your local Building Official as soon as you need your inspections, otherwise your building permit file will not have the vital information to complete and close it. Also, you would not have the necessary proof that the building was constructed to meet the local building code and bylaws. *Permit records require inspections.*



THE RESORT VILLAGE OF
CANDLE LAKE

Box 114, CANDLE LAKE,
SASK. S0J 3E0
Ph: (306) 929-2236
Fax: (306) 929-2201

Jim Cunningham

BUILDING INSPECTOR
Member of Sask Building Officials Assoc.

Clint Mauthe

CHIEF ADMINISTRATIVE OFFICER
email: clintonmauthe@sask.sympatico.ca

BUILDING STANDARDS DIVISION:
(306) 929-2210

Conversion Tables

Measure of Area

144 square inches = 1 square foot
9 square feet = 1 square yard
30 1/4 square yards = 1 square rod
40 square rods = 1 square rood
40 square roods = 1 acre
640 acres = 1 square mile
271 1/4 square feet = 1 square rod
43,560 square feet = 1 acre

Measure of Length

12 inches = 1 foot
3 feet = 1 yard
5 1/2 yards = 1 rod
6 feet = 1 fathom
40 rods = 1 furlong
8 furlongs = 1 mile
1760 yards = 1 mile degree
60 sea miles = 1 degree
0.8684 miles = 1 sea mile

Liquid Measure

4 gills = 1 pint
2 pints = 1 quart
4 quarts = 1 gallon
31 1/2 gallons = 1 barrel
231 cu. in = 1 gallon

Dry Measure

2 pints = 1 quart
8 quarts = 1 peck
4 pecks = 1 bushel
36 bushels = 1 chaldron
2,150.42 cu. in = 1 bushel
1 cu. ft. = 4/5 bushel

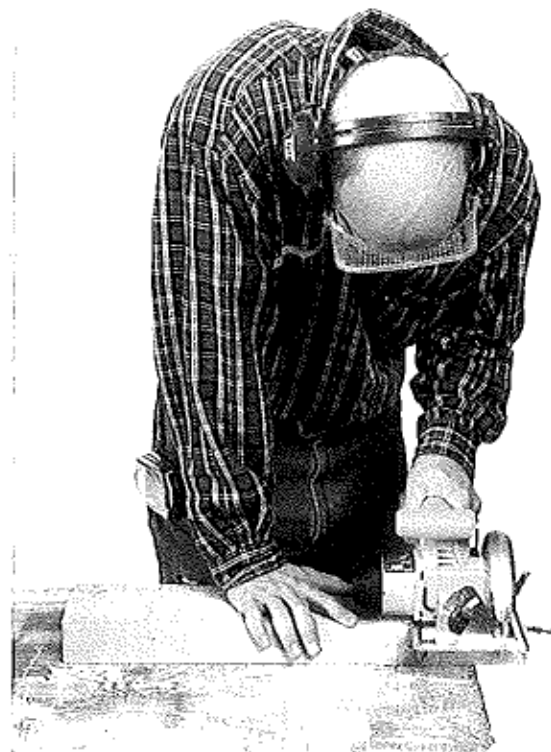
Decimal Equivalents

1/16 = .0625
1/8 = .125
3/16 = .1875
1/4 = .25
5/16 = .3125
3/8 = .375
7/16 = .4375
1/2 = .5
9/16 = .5625
3/8 = .625
11/16 = .6875
3/4 = .75
13/16 = .8125
7/8 = .875
15/16 = .9375
1 = 1.0



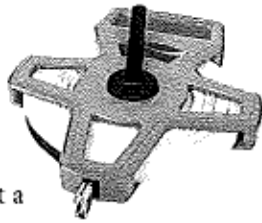
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Builder's Guide



Starting Out on the Right Foot

First Off – Locate your property markers then carefully plan where all your future buildings might be located on this property. If you draw this location plan on paper you will have created a site plan which is needed with your development application. (Site plans do not need to be to scale).



If you are planning to construct a Principal Dwelling, the minimum building line set backs from the property site lines must be 20 foot front, 20 foot rear and 5 foot side. If you wish to have a deck attached to the principal dwelling more than 6 feet, move the principal dwelling back on the property.

Have several sets of **building plan drawings**, one for your building inspector to review and file with your permit. If there is a portion of your plan that does not meet the National Building Code, you will be made aware of any necessary corrections or alterations.

The minimum square foot of the Principal Dwelling located on R.1 Zoned lands can not be less than 753 square feet and on R.A. zoned lands not less than 1076 square feet.

When you are ready to apply for your development permit, phone the Resort Village office at 929-2210 and make an appointment to talk to your local Building Official. Bring all your plans with you.

Note: Your property may be cleared of trees, brush, etc without a permit. Before you start to excavate your building site, you will require a development permit.

The Building Permit expires twelve months after the date of issue. The exterior of the permitted building must be completed within twelve months of a Permit issuance.

The minimum clearance from the bottom of the floor joists to the ground in a crawl space must be .6 meters or 24 inches.

Garage or accessory buildings

These have different lot line set backs depending on location (i.e. attached, beside the home or behind the rear building line of the Principal Dwelling).

Attached to P.D. you use Principal Dwelling line set backs.

Unattached beside the P.D. but not ahead of – use 5 foot side line from property side site and one meter from any other building on the same site.

Unattached behind the rear building line of the Principal Dwelling – the accessory building can be located 2.5 feet from the rear and side property lines.

Decks – must be a minimum of 14 feet from the rear property site line, 14 feet from the front property site line and 2 feet from the side property line.

Definitions

Principal Dwelling - P.D. – A building in which the main or primary use of the site is conducted.

Accessory Building – A garage or other storage building on the same site as the principal dwelling.

Building Line – The foundation wall that runs parallel to the property site line on the same side.

Property Site Line – The line between legal property survey markers. Some property site lines are of a curved configuration (e.g. cul de sacs).

Building Plan Drawings – A set of blue prints that contain the design and details of a building.

Site Plan – A detailed description of where a proposed, existing or other future buildings will be located on the property. The size of each building and building site line set backs should be included.

Development Application – A document requesting a development or construction in the municipality.

Building Permit – Upon the acceptance of a development application a building permit can be issued.

National Building Code (N.B.C.) – Adopted by the Resort Village of Candle Lake and most other Sask. Urban Municipal Governments as the very minimum standard by which you should construct your buildings.

