

# TOWN OF HAGUE

## GUIDELINES FOR PERMIT APPLICATION

Town of Hague Building Inspector:

Dale Wagner

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- Fill all part of the permit application including the date and signature. Remember that it is a legal document and you may be delaying your construction.
- Provide the name of the general contractor with contact information.
- Provide your email address if you have one for faster approval and access of plan review.
- Provide accurate value of construction as it could affect insurance claims and has no bearing on permit fees in the case of residences, garages, decks or basement development.
- Submit 2 sets of drawings with your application and ensure that you build according to the drawings. You could face a stop work order and suffer delays and added costs for having to hire a Professional Engineer if you deviate from original plans. (Example: When the drawing call for a concrete foundation and you build a wood foundation or change from a wood beam to a steel one.)
- Plans need to be provided by a draftsman, engineer or architect for all construction except where forms are provided for garages, decks or basement development from the municipal office. Permits will not be approved in any other manner. Hand drawn plans will not be accepted.
- When constructing a Preserved wood foundation you must have the standard or build according to an engineered design. You must contact the company designing the joists to let them know it is a wood foundation as the design is different for the joists. Failure to do this will cause you to wait for new joists.
- Submit the mechanical ventilation form if it was provided to you from the municipality. (This can be provided after approval of permit once you have decided on a mechanical contractor.)
- Submit the shop and layout drawings for all engineered joists, truss and beams. These can be provided after permit approval but before framing inspection.
- Submit a site plan and follow it. Remember that distance to property lines and other buildings are addressed in the National Building Code and may be different than what is allowed in a zoning bylaw. Ask your building official for clarification.

# FINAL INSPECTION CHECK LIST:

## INTERIOR ENVELOPE INCLUDING BASEMENTS:

- All foundations shall have sufficient insulation to prevent condensation on the warm side when adjacent to exterior air or soil.
- All foamed insulation such as insulated concrete foundations shall be protected with drywall.
- All joist spaces above the foundation wall and all cantilevers shall have adequate insulation and a sealed vapour barrier on the warm side.
- All damaged joists shall be repaired and all bridging if required shall be complete.
- All blocking of joists shall be completed where interior walls parallel with the joists are more than 50mm (2 inches) from the joists.
- All heated crawl spaces shall have proper sized access, be mechanically ventilated and be protected from radon gas.
- All non-heated crawl spaces shall have natural ventilation, proper sized access and floors above that are adjacent to heated areas shall be insulated.
- The perimeter of the basement floor where it meets the foundation wall, plumbing penetrations that pass through the floor and teleposts shall have radon protection caulking. All rough openings to serve plumbing through the floor shall be sealed with a fitted lid.
- All telepost shall be anchored to the beam.
- Required sump pumps shall be installed and activated.
- A lighting outlet with fixture shall be provided for each 30m<sup>2</sup> or fraction thereof of floor area in unfinished basements.
- Every stairway shall be lighted.
- The outlet required nearest the stairs shall be controlled by a wall switch located at the head of the stairs.
- 3-way wall switches located at the head and foot of every stairway shall be provided to control at least one lighting outlet with fixture for stairways with 4 or more risers in dwelling units however the stairway lighting for basements that do not contain finished space or lead to an outside entrance or built-in garage and which serve not more than one dwelling unit is permitted to be controlled by a single switch located at the head of the stairs.
- Chimneys, flues and service equipment shall maintain proper clearances.
- All interior stairs with more than 2 risers require at least one handrail or two handrails with one on each side where stairs are wider than 1100mm (44inches) or on curved stairs.
- All stairs, landings, balconies, ramps, raised walkways and mezzanines require railing (guards) on all sides and shall be at least 900mm (36 inches) high.
- Smoke alarms shall be hard-wired, interconnected and installed on each level.

- Carbon alarms shall be properly installed whenever there is an attached garage.
- Interior wall finishes shall be completed and comply with flame spread ratings.
- Finished flooring shall be provided in all residential occupancies.
- Ensure that water permeable finished flooring is installed in bathrooms, kitchens, public entrance halls and laundry areas.
- All tub surrounds shall be installed for showers and bathtubs with showers to a height of 1.8 meters (6 feet).
- Ensure there is 400mm (16 inches) of tub surround for bathtubs and Jacuzzi.
- All countertops, backsplash, walls and floors shall be adequately caulked to protect from moisture.
- All cabinets and their finish shall have adequate clearance from stoves or shall be protected.
- All exhaust fans shall be installed, shall operate as designed and be vented directly to the exterior.
- Mechanical ventilation shall be installed and operate according to mechanical design and design shall be provided with final inspection.
- Solid burning appliances shall comply with CAN/CSA-B365-01 and be installed according to the manufacturer specifications.
- Ensure all rooms used as a bedroom has a bedroom sized window or direct access to the exterior.
- Ensure that all windows are installed to resist forced entry as described in Clause 10.13 of CAN/CSA-A440.

## **EXTERIOR**

- All items from previous inspections shall be completed.
- Exterior grade sloped away from foundation and ensure there are no voids.
- The eave trough, down spouts and erosion protection shall be installed.
- The exterior finish, soffit, fascia, flashing and roofing shall be complete. Stucco final coat shall be installed. The air barrier shall not be considered exterior cladding and shall not be exposed to UV rays for more than 120 days.
- All penetrations through vinyl siding or all exterior cladding shall be sealed with caulking to prevent moisture into building envelope.
- And exhaust outlet that does not incorporate a back draft damper located at the building envelope shall incorporate a screen located at the building envelope to protect against the entry of animals.
- Air intakes shall be clearly labeled as such for identification from locations outside the dwelling unit.
- Intake openings shall be located so as to avoid contamination of the ventilation air from other local sources such as automobile exhaust and exhaust from the building or adjacent buildings.
- Per Sask. Power “Code of Practice Code” reference: Appliance Vent Termination 8.14.8.(c) A vent shall not terminate less than 1.8 meters (6 feet) within a mechanical air-supply inlet.

- The distance separating air intakes from building envelope penetrations that are potential sources of contaminants, such as gas vents or oil fill pipes, shall be not less than 900mm.
- The distance from the bottom of an air intake opening to finished ground or to any nearer and lower permanent horizontal surface shall be not less than 450mm or the depth of expected snow accumulation, whichever is greater.
- Where air intake and exhaust openings are in exposed locations, provision shall be made to protect them from the entry of precipitation by the use of louvers, weather cowls or other suitable protection.
- All exterior stairs and ramps shall be completed and have railing (guards) with the appropriate handrails.
- All decks shall be complete with appropriate railing (guard) and railing with handrails of stairs from decks. All openings in railing shall comply with National Building Code of Canada 2010 (NBC 2010) and railing shall not be climbable.
- Deck joists shall be bridged or strapped at 7 foot spacing.
- All wood within 150 mm (6 inches) shall be pressure treated or protected and separated per NBC 2010.
- Ensure that if a bedroom window opens into a window well that there is 550mm clearance in front of the window.
- All doors opening to future decks shall be guarded or disabled to not open.
- All exterior doors and door from house to attached garage shall have dead bolts.
- The main entrance door to house shall have transparent glazing, or transparent glazing in sidelight or a door viewer.

## **ATTACHED GARAGES**

- The attached garage shall have an effective fume barrier to the house including bonus rooms.
- In event that garage has stairs with more than 2 risers or a ramp it shall have railing (guard) and a handrail. Doors shall open on a landing.
- The door to the house shall be well fitting with weather stripping and a self-closer that has been adjusted properly to close.
- The garage shall not be heated with an appliance that is serving the dwelling.
- A lighting outlet with fixture shall be provided for an attached, built-in or detached garage or carport and the lighting outlet shall be controlled by a wall switch near the doorway.
- The house and garage roof space shall have a proper sized access that is weather stripped.

**If any of these items are not completed or if any items do not comply with the National Building Code of Canada 2010 (NBC 2010) there will need to be re-inspections conducted with additional fees for each inspection until all items are complete.**