

Requirements for Building a House

Submit:

1. 2 Sets of House Plans or Drawings
2. Site Plan
3. Engineered foundation designs if required (see below)
4. Roof Truss layout and design
5. Floor Joist Layout and design if manufactured joist system
6. Ventilation system designs (return worksheets provided at plan review)

Drawing Requirements:

Site plan

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements.

Foundation plan

Overall size of the foundation; size and location of footings, piles, foundation walls, retaining walls and slabs; size and location of openings for doors, windows and crawlspace or basement access; foundation drainage; size, material and location of columns and beams; compressive strength of concrete. Wood foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

Floor Systems

Complete engineered design and layout of all 'I' joist and/or floor truss systems; dimensional lumber floor joist layout including size and spacing.

Floor Plan

Size and location of interior and exterior walls; exits; fire separations; doors (including door swings); stairs; windows showing type and size; cabinets; vanities; fireplaces; plumbing fixtures; electrical and heating (can be on separate page); intended use of all rooms.

Elevations (4)

Include views of all sides of the building; height of finished grade; exterior finishing materials; doors and windows shown; location and height of chimneys; roof pitch.

Cross section c/w details

Cut through views of the building; lists of all materials cut through including structural and finishing materials; vertical dimensions; stair dimensions and headroom; height of finished grade.

Roof Trusses

Complete engineered design and layout of all engineered roof trusses.

Engineering is required for the following:

Slab on grade foundations where the house superstructure is supported on a slab with or without piles.

Piles and grade beam type (deep house foundations).

Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)

Unusual not typical or innovative designs not proven or tested

Non approved, materials, foundation constituents or products requiring an engineer for use

Roof Trusses, this is supplied by the roof truss designers. Handmade trusses are not approved

Floor joists and floor truss designs these will be supplied by the manufacture

Ventilation System Design:

Due to the building code requirements for quality and safe air in a home you must have a ventilation system designed for the home by a qualified mechanical contractor or plumber. Worksheets may be provided.

Requirements for a Mobile Home

Submit:

1. 2 Sets of Plans or Drawings from the manufacture
2. Site Plan (see below)
3. Mobile Home Worksheet
4. Engineered foundation designs if required (see below)
5. CSA Approval # and the Manufacture of Home
6. Deck and landing designs
7. Addition and garage designs provide requirements as noted on their individual "requirement sheets"

Drawing Requirements:

Site plan

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements.

Foundation plan

Overall size of the foundation; size and location of footings, piles, foundation walls, retaining walls and slabs; size and location of openings for doors, windows and crawlspace or basement access; foundation drainage; size, material and location of columns and beams; compressive strength of concrete. Wood foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

Floor Plan

Size and location of interior and exterior walls; exits; fire separations; doors (including door swings); stairs; windows showing type and size; cabinets; vanities; fireplaces; plumbing fixtures; electrical and heating (can be on separate page); intended use of all rooms.

Elevations (4)

Include views of all sides of the building; height of finished grade; exterior finishing materials; doors and windows shown; location and height of chimneys; roof pitch.

Engineering is required for the following:

- Concrete Piles supporting the homes main beams
- Screw Piles supporting the homes main beams
- Piles and grade beam type (deep house foundations).
- Slab on grade foundations where the house superstructure is supported on a slab with or without piles.
- Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)
- Unusual not typical or innovative designs not proven or tested
- Non approved, materials, foundation constituents or products requiring an engineer for use

Ventilation System Design:

Mobile Home must have a functioning ventilation system designed for the home

Requirements Used Move-in Home

Submit:

1. 2 Sets of House Plans or Drawings 1 for the municipality and 1 set for the Inspection Service
2. Site Plan (See below)
3. Engineered foundation designs if required (see below)
4. Ventilation system designs (return design worksheets provide with plan review)
5. Separate designs and or worksheets for added decks, additions and garages see separate "requirement" sheets

Drawing Requirements:

Site plan

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements. Provide the number and size of all windows

Foundation plan

Overall size of the foundation; size and location of footings, piles, foundation walls, retaining walls and slabs; size and location of openings for doors, windows and crawlspace or basement access; foundation drainage; size, material and location of columns and beams; compressive strength of concrete. Wood foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

Check list:

House is mounted to the foundation Damp proofing is installed Foundation windows have lintel above Wire-in smoke detectors installed all levels Any damaged joists are replaced Bsmt windows and doors have flashing above All handrails, guards and railings are required	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All beams are identical to existing or reviewed Foundation is frost protected Crushed Rock is provided for under slab Exterior steps have support at foundation wall Wood in contact with concrete is protected Bsmt windows and doors are caulked and sealed Must meet municipality's move-in requirements	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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Engineering is required for the following:

- Slab on grade foundations where the house superstructure is supported on a slab with or without piles.
- Piles and grade beam type (deep house foundations).
- Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)
- Unusual not typical or innovative designs not proven or tested
- Non approved, materials, foundation constituents or products requiring an engineer for use
- Roof Trusses, this is supplied by the roof truss designers. Handmade trusses are not approved
- Floor joists and floor truss designs these will be supplied by the manufacture
- Tall walls exceeding 2x6 at 12'

Ventilation System Design:

Due to the building code requirements for quality and safe air in a home you must have a ventilation system designed for the home by a qualified mechanical contractor or plumber. Worksheets may be provided.

Mobile Home Worksheet

From#:
 2010-043

CSA #: _____ NAME: _____ MUNICIPALITY: _____

Foundation: You must check one below and fill in the blanks

Wood Cribs

Wood Footing Pad Size _____ x _____ x _____ (width x height x depth all in inches) * Must be completely treated

Wood Cribbing _____ x _____ x _____ (width x height x depth all in inches) * Must be treated min. 6" up

Piers

Concrete Footing Pad Size _____ x _____ x _____ (width x height x depth all in inches)

Column Size on Footing _____ x _____ x _____ (diameter x depth)

Piles

Concrete Pile size _____ x _____ x _____ (width x height x depth all in inches)

Screw Piles Yes

- Include engineers design along with stamped drawings with application for all Piers and Screw Piles

Anchorage

Type _____ Spacing _____ Min spacing 40' each side

Soil Type

Sand Clay Gravel Other (if other type): _____

Additions:

Porch Decks Garage Other (if other type): _____

- Include worksheets for the above (garages cannot be attached unless engineered)

Skirting

Vinyl Treated Wood Metal Other (if other type): _____

Check list

All trees, grass and vegetation will be removed
 Gravel Base will be installed
 Top of all supports will have brace to prevent sliding
 Unit will be anchored, max spacing 40'
 Skirting has ventilation on all sides
 Cribbing if used will have footing below
 If Piles are used engineer design will be completed

<input type="checkbox"/>	Poly Ground Cover will be Installed Must be rated CSGB	<input type="checkbox"/>
<input type="checkbox"/>	Site will be is graded 2% slope under home to shed water	<input type="checkbox"/>
<input type="checkbox"/>	Home will have 24" of clearance	<input type="checkbox"/>
<input type="checkbox"/>	Skirting if not vinyl or metal will be treated	<input type="checkbox"/>
<input type="checkbox"/>	Skirting can move up and down if needed	<input type="checkbox"/>
<input type="checkbox"/>	Piers if used will have footing below frost	<input type="checkbox"/>
<input type="checkbox"/>	If screw piles are used engineer design will be complete	<input type="checkbox"/>

- Forward this worksheet completed along with your application