

Phone: 933-2133
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TOWN OF WARMAN
BUILDING PROFILE

Box 340
Warman, Sask.
S0K 4S0

TOWN LOTS	Prices include water & sewer to the property line, sidewalks and or curb gutter and pavement. GST is added to the total price
TITLE	When the lot is purchased from the Town, title will be transferred upon the completion of the first floor joist stage of construction. The Purchaser is responsible for transfer costs.
WATER & SEWER SERVICE CONNECTION	Contact the Town Office for more information.
WATER METER	<p>A meter deposit and water/sewer prepayment must be made at the Town Office as well as a plumbing inspection approval before a water meter is installed. The deposit and prepayment are both refunded (provided your account is current) when you move out of Town.</p> <p>** The owner/contractor is responsible for the installation of the wiring (4 wire) from the water meter location to the exterior read-out adapter.</p>
SUMP PIT	All new construction with a subsurface drainage system shall require a sump pit, sump pump and surface discharge system.
BUSINESS LICENSES	<p>Each contractor, subcontractor and supplier must purchase a yearly license or a license for each job (Bylaw 2008-23).</p> <p style="text-align: center;">OR</p> <p>The general contractor/owner has the option of purchasing a license for \$350.00 for a specific building which will cover all subcontractors and suppliers (Bylaw 2008-23).</p>
DEVELOPMENT PERMIT	<p>This permit is to ensure that zoning requirements are met.</p> <p><u>Single Detached Dwellings R1 & R2:</u></p> <ul style="list-style-type: none">minimum front yard - 6 mminimum side yard – 1.2 mminimum rear yard – 7.5 m (R1), 6 m (R2)maximum lot coverage - 40% <p><u>Accessory Building:</u></p> <ul style="list-style-type: none">minimum distance from principal building - 2 mminimum side yard – 1 mminimum rear yard - 1.2 m <p>** note: architectural controls apply in most residential areas.</p>
SIZE OF DWELLINGS	<p>In R1, single detached dwellings must have a minimum floor area of 105 m² or 1130 ft², and a maximum height of 9 m or 29 ft.</p> <p>In R2, single detached dwellings must have a minimum floor area of 93 m² or 1000 ft², and a maximum height of 10.5 m or 34.4 ft.</p> <p>** note: supplementary building controls apply in certain areas.</p>
GARBAGE BINS DURING CONSTRUCTION	During Period of Construction of any building, the owner or contractor is required to provide a minimum 14 yard disposal bin onsite for disposal of construction materials.

(over)

BUILDING PERMIT

MuniCode Services (955-6355) is the building inspection agency used by the Town of Warman to ensure conformity to the building code. All permits are forwarded to their office for approval. They do all inspections and will contact both the builder and the town with information regarding deficiencies and completions.

The Town requires 2 sets of drawings on good quality paper with legible letters and dimensions, be drawn to scale, dimensioned with metric (imperial dimensions may also be shown), be marked with the architect's stamp and signature (if required) as well as the following:

SITE PLAN - owners name, address, and phone number, building address (legal and civic), size of the site, size of the building(s), location of the building(s) in relationship to property lines, north arrow and location of services.

FOUNDATION PLAN - overall size of the foundation, size, material and location of footings, piles, foundation walls and foundation drainage.

STRUCTURAL PLANS - size, material and location of: columns, beams, joists, studs, rafters, trusses and other related structural details.

FLOOR PLAN - size and location of interior and exterior walls, exits, doors, windows, stairs, add-ons such as fireplace, etc. and basement development.
Fire separations and barrier-free facilities (if required).

ELEVATIONS - views of all sides of the building, height of finished grade, exterior finishing materials, size and location of doors, windows and chimneys.

CROSS-SECTIONS - cut through views of the building, list of materials including structural and finishing materials, vertical dimensions, stair dimensions, handrails, wind, water and vapor protection and type/R value of insulation.

MECHANICAL/ELECTRICAL PLANS - description and location of heating, ventilating, air-conditioning equipment, location of plumbing fixtures and piping, type and location of lighting, electrical panels and emergency lighting/fire alarms (if required).

BUILDING PERMIT FEE - minimum \$75.00 for values up to \$5,000; \$100.00 for values up to \$10,000.00 or \$5.00/\$1,000.00 of construction value.
(Bylaw 2005-21 - December 19, 2005).

**** PLEASE NOTE ****

**PERMIT FEE AND LOT MUST BE PAID IN FULL
BEFORE CONSTRUCTION COMMENCES.**