



Commercial Buildings

(2 Pages)

To Submit

Site Plan

A site plan drawn to scale and By-law Verification for setbacks clearly showing the location of the house and/or garage with respect to the property lines, each other and distances to the property lines. Note that if you are within 4 feet of the property line, there cannot be any windows on that side. If you are within 2 feet from the property line, you will need a 45 min fire rating on that wall.

Construction Drawings

Drawings sufficient in detail for a contractor to order materials and construct the house
Engineered drawings for the trusses must be supplied by the manufacturer

Architectural Floor Plans

Size and location of interior walls and exterior walls; exits; fire separations; doors (including door swings and hardware); stairs; windows; barrier free entrances; barrier free washrooms; other barrier free facilities; built-in furnishings (kitchen cabinets, vanities); plumbing facilities; rough electrical and heating; any special headers and beams.

Foundation Design

Details sufficient enough for a contractor to order materials and construct. Some jurisdictions require PWF foundations design to be sealed by an engineer. The foundation plan must show the overall size of the foundation; size and location of the slab, concrete footings, walls, sub base, rebar and pile details.

Cross sections complete with details

Cut through views of the building showing height of the building, width of the overhangs; type of shingles, sheathing, spacing of roof trusses, slope of roof, siding; wall sheathing; size and spacing of studs; size and spacing of anchor bolts. Include the size of all doors and supports above.

Concrete walls and spread footings

20"x8" footings minimum with 2 rows of 10M rebar lengthwise and 10M bars crosswise at 32" o.c. minimum. Contractor must verify depth of water table for footing design capacity as per NBCC 2010. Concrete walls/ grade beams must comply with Section 9.15 of the NBCC 2010. Concrete piles must be engineered.

Finished Basement Requirements

ICF must be covered over with plywood or drywall.

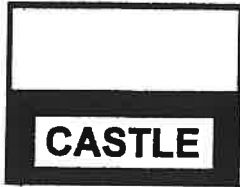
All bedrooms must have egress windows conforming to NBC sizes and standards

Ventilation

Heating and ventilation systems must be designed by a qualified installer or follow the NBC Code Parts 9.32 and 9.33

Elevations

Views of all sides of the building; height of finished grade; exterior finishing materials; size and location of doors, windows; location and height of chimneys and roof pitch.



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Documentation & Requirements for:

Commercial Buildings

(2 Pages)

Asbestos Notification Form

Required for all permit applications for buildings constructed before 1983.

Building code Analysis

Form 2010-056

Ventilation Design Sheet (To be done by qualified installer)

Structural Design Drawings

Mechanical Design Drawings

Electrical Design Drawings

Pre-Engineered Building Drawings (If applicable)

Fire Protection Drawings

Required for new fire protection systems or additions to existing systems

Spray Foam Insulation Form

Where applicable

Review the "Requirement For a Design Professional" sheet.