B&D Contract Service ,Box 297 Gull Lake ,Sk. ,S0N 1A0 Ph. 306-672-7543
Building Inspection & Home Inspection
Service

Additions Worksheet

From#: **2010-044**

Information	
Name	
Address	
Phone#	
Email	

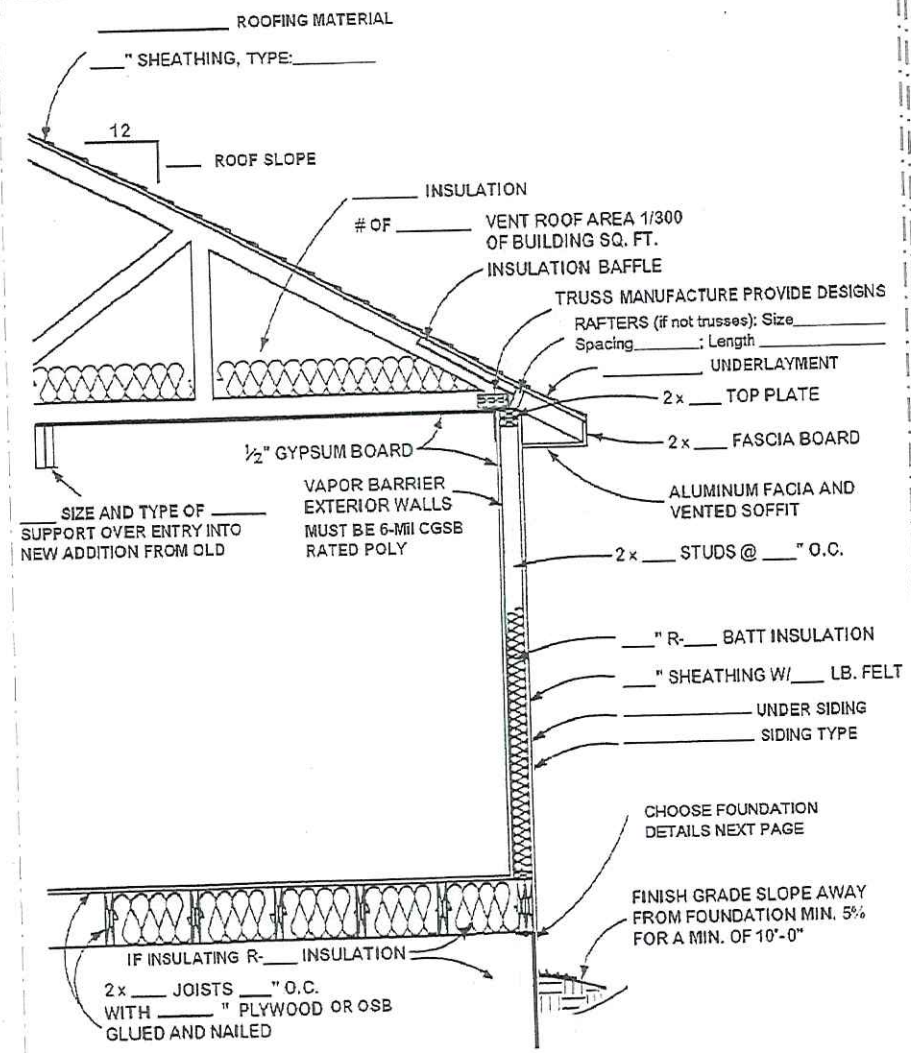
1. **Review all items on this page including the crawl space requirements.**
2. **Provide a drawing /site plan on Page 2.**
   - **You may provide extra or larger drawings if required.**
   - **If you are adding an opening from the new to the old include the size and description of the support for the old roof section**
   - **Ledgers supporting trusses must be bolted with ½" bolts or lags**
   - **Window and door sizes are required on the plan**
3. **Complete the cross section detail Page 3.**
   - **You may need information from your builder or material supplier**
   - **You cannot build your own trusses**
   - **Rafter framing is allowed if it meets NBC 9.23.13 "Roof and Ceiling Framing"**
4. **Choose and check off the foundation you are using. Three foundations are shown.**
   - **Slab on grade foundations are not allowed unless engineered**
   - **All foundations must be below frost unless engineered**
   - **Some foundations may not be approved for large additions unless engineered**
   - **You may provide a drawing showing other foundations they will be reviewed to the current NBC.**
   - **ICF (insulated Concrete Forms) must meet the requirements in 9.15.4 "Foundation walls" for rebar, top and bottom lateral support and designs" a ICF worksheet will be provided with your plan review.**
5. **No work can commence until you have received your plan review**

Heated Crawl Space Check list (This applies to all heated spaces below a floor system)	
Space must be heated to 15 degrees year round	One heat vent for every 80 M² (861 sq. ft.)
Walls Required to be Insulated	Insulation Requires a vapour Barrier
Must be ventilated with house system	Have a 6mil rated ground cover
Ground cover must be sealed all edges	Ground cover must be weight down e.g.: 2"Sand Cover
Unheated Crawl Space Check list (This applies to all unheated spaces below a floor system)	
Floors Required to be Insulated if heated above	Install Vapour Barrier on warm (house side) of floor
Must be ventilated with exterior vents all sides	Have a rated ground cover or concrete skim coat
Ground cover must be sealed all edges	Ground cover must be weight down e.g.: 2"Sand Cover

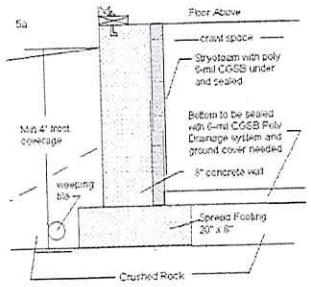
NOTE: All ICF Walls must be covered if there is: a source of combustion, a furnace, a water heater, over 6' or used for storage or any other purpose. This can be drywall, Plywood, Osb or other approved material.

Cross Section and Foundation: Proposed Addition

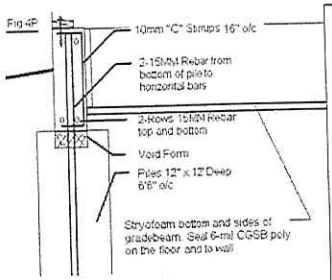
Complete all details of the cross section



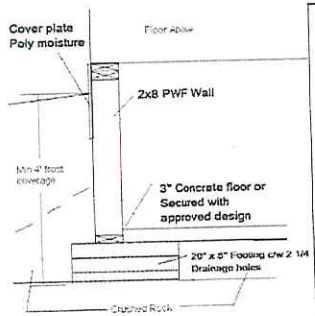
Choose a Foundation Type: (Check one below)



Standard Foundation: ☐ or **ICF** ☐
Minimum 48" into ground
8" concrete wall with 2 rows of rebar top and bottom.
ICF to NBC 9.15.4 "Foundation Walls"
Standard footing 20" x 8" (or provide details) with 2 rows 10mm rebar
Include weeping tile and dampproofing
Sill plate bolted ½" bolts at 8' o/c



Piles and grade beam: ☐
24" concrete grade beam with 2 rows of rebar top and bottom stirrups at 16" o/c
12" x 12' Deep Piles 2-rows 15mm rebar into the pile tied to the beam, void form, piles maximum spacing 6'-6" on-center
Include weeping tile and dampproofing
Sill plate bolted ½" bolts at 8' o/c



PWF Foundation: ☐
Minimum 48" into ground
8" PWF wall with moisture barrier
Standard footing 20" x 8" (or provide details) with 2 rows 10mm rebar
Include Drain holes in footing
Meets S406-92 "Construction of Preserved Wood Foundations"

OTHER

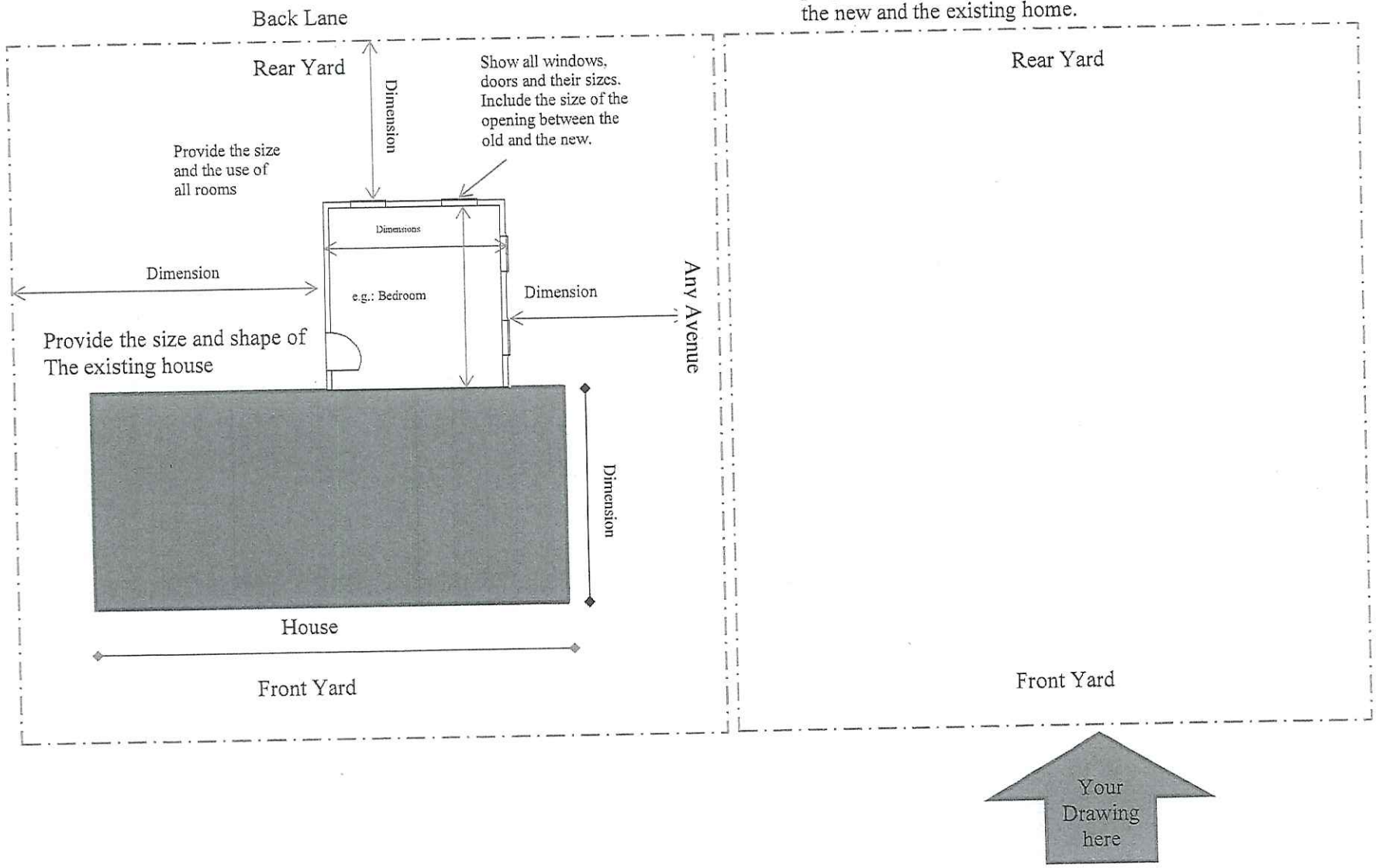
Approved Engineered Design ☐
- Provide designs

Other Approved Design ☐
- Provide drawings

Form#: 2010-044

Site Plan/Plan View: Proposed Addition

Draw your proposed addition with all dimensions to property lines and to any buildings on the lot. The size of the new and the existing home.



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Requirements for Large Addition Greater than 500 square feet

Submit:

1. 2 set of drawings see requirements of the drawings below
2. If providing hand drawings fill out the Addition Worksheet in Detail
3. Site Plan
4. Provide Roof Truss layout and design
5. Provide Floor Joist Layout and design
6. Ventilation and heating designs and/or provisions for fresh air.

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 Foundation

Designed to CAN/CSA-S406-92, "Construction of Preserved Wood Foundation" or if required by the design and/or the municipality, complete engineered design and layout stamped by an engineer.

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.

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Requirements for Small Addition Less than 500 square feet

Submit:

1. 2 set of drawings see requirements below or Addition worksheet completed in detail
2. If providing hand drawings fill out the Addition Worksheet in Detail
3. Site Plan
4. Provide Roof Truss layout and design
5. Provide Floor Joist Layout and design
6. Ventilation and heating designs and/or provisions for fresh air.

Note:

Hand built trusses are not allowed. If rafter framing you must meet the requirements under NBC 9.23.13 "Roof and Ceiling Framing"

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 Foundation

Designed to CAN/CSA-S406-92, "Construction of Preserved Wood Foundation" or if required by the design and/or the municipality, complete engineered design and layout stamped by an engineer.

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.