

# PLANNING & DEVELOPMENT SERVICES ADVISORY



## Modular Buildings – Building Permit Application Requirements

### Modular Building Definition:

A building or part of a building constructed off-site and transported for installation. Typical modular building applications include trailers, sea-can or shipping containers, portable classrooms and any other pre-manufactured building or addition.

### When a building and development permit is not required:

- Sea-can or shipping containers used for temporary cold storage. Common temporary uses include loading and unloading items into or from a container or for short-term storage during an active building permit. Using a sea-can as a shed or for a storage solution requires a building permit application. For more information, please see the advisory published by the provincial Building Standards and Licensing Branch [here](#).
- Temporary building to be used in connection with construction work and located on the construction site may be erected without a permit but shall be removed immediately upon completion of the work—Bylaw 2003-7, Section 2.4.3. Typical examples include, site construction offices, washrooms, etc.

### Modular Building Check list:

\*Note: the following check list is not a comprehensive list for all building and development permit application requirements and is only a guide to detail the additional information required for modular buildings. Please see the [Commercial Information Package](#) for complete permit requirements.

Applicant	Required Items – All items may not be required depending on application scope
<input type="checkbox"/>	<b>CAN/CSA A-277 Certificate of Compliance</b> <ul style="list-style-type: none"> <li>• Shall have an expiration date which is not before the modular building construction</li> <li>• See NBC A-1.1.1.1.(2) for additional information</li> </ul>
<input type="checkbox"/>	<b>Modular Building Drawing Package</b> <ul style="list-style-type: none"> <li>• Shall be signed and sealed by a design professional licensed in Saskatchewan when the modular building or addition falls under Part 3 of the NBC</li> </ul>
<input type="checkbox"/>	<b>Foundation Drawings, Including Cribbing</b>

Applicant	Required Items – All items may not be required depending on application scope
	<ul style="list-style-type: none"> <li>All foundations, including cribbing shall require structural drawings signed and sealed by a structural engineer licensed in Saskatchewan</li> </ul>
<input type="checkbox"/>	<p><b>Modular Connections and Anchorage</b></p> <ul style="list-style-type: none"> <li>Full connection details for modular-to-foundation or modular-to-modular attachment</li> <li>Designed to 9.23 for Part 9 buildings or signed and sealed by a structural engineer licensed in Saskatchewan for Part 3 buildings</li> </ul>
<input type="checkbox"/>	<p><b>Barrier Free Requirements</b></p> <ul style="list-style-type: none"> <li>As required by the UBAS ACT and Section 3.8 of the NBC</li> </ul>
<input type="checkbox"/>	<p><b>National Energy Code for Buildings</b></p> <ul style="list-style-type: none"> <li>All applicable forms and drawings. See <a href="#">compliance document</a></li> </ul>

For more information on Building Permits, Building Safety or Zoning Information, please visit [Regina.ca](http://Regina.ca) or contact [Service Regina](#).

