



When Do I Need a Building Permit?

You need a Building Permit for any new structure or structural renovation work to your property in Swift Current.

You **do not need** a Building Permit for:

- fence work or landscaping
- shingling, siding or other maintenance
- painting or staining
- drywall replacement
- flat concrete work such as sidewalks, driveways and patios (you do need a Building Permit for a retaining wall)

Generally speaking, if the work you are undertaking is to maintain your property, not add to it; you will not require a Building Permit.

For more information contact Planning & Growth Development at 306-778-2740.


REQUESTS FOR LOCATES


Underground service locates may be requested 48 hours in advance by calling:


SaskTel/SaskEnergy	877-225-2224
City Light & Power	306-778-2770
City Public Works	306-778-2748
Shaw Cable	306-773-7218





Moving a House In?


 Applications are available at City Hall from Planning & Growth Development


 Services at the new site shall be inspected by the City. Lead pipe water services shall be removed and replaced with copper at the owners expense

 Approval by Planning & Growth Development of the structure is required prior to the move in. The inspection fee is \$250.00 plus \$0.50/km traveled

 A Building Permit for the foundation is required. (ranging from \$50.00 to \$200.00)

 A Moving Permit shall be obtained from the Planning & Growth Development - \$50.00

 A Demolition Permit of \$50.00 is required if a structure is being torn down

 A \$500.00 damage deposit is required as outlined inside the brochure



Guide to Construction



For More Information Contact:

Planning and Growth Development

1-306-778-2740

or

plng@swiftcurrent.ca

or visit our website :

www.swiftcurrent.ca

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Lot Information

Currently the City has lots available in several areas of the city. Contact the Tax Department near the cashier area at City Hall for more information.

Upon purchase of a City lot, the price must be paid for in full (plus GST). Call 306-778-2703 for lot sales information. (Buyer is responsible for paying title transfer fees)

For lots in the inner city, there are tax incentives on the improvements only for the construction of new homes or the moving in of existing homes. New homes are eligible for a 5 year tax exemption and move-ins are eligible for a 3 year exemption. Applications for the program and maps of the inner city are available at City Hall.

Building Permits

Permits are available from the Engineering Department.

Permit fee – Based on the value of construction (less lot)

- ✓ \$5.00/\$1,000.00 or part there of on the first \$100,000.00 plus \$4.00/\$1,000.00 or part thereof on any amount over \$100,000.00

Value of construction can be established by:

- ✓ owner's statement of costs (official written estimates from subcontractors must be supplied)
- ✓ contractor's contract values (copy of contract must be supplied) or
- ✓ Planning & Growth Development may estimate the value based on established construction costs.

Required Drawings for Building Permits

(Two sets of plans are required)

- **Site Plan:** Building address; street name; size of the site; size of the building(s); location of the building(s) in relationship to the property lines; north arrow; vehicle access to property; parking; site drainage; legal description; easements; lot grades.
- **Foundation Plan:** Overall size of the foundation; size and location of footings, piles, foundation walls; size and location of openings for doors and windows; foundation drainage; size, material and location of: columns and beams; floor system.
- **Wood Foundations:** The design must be stamped and the construction must be inspected by a licensed engineer.
- **Floor Plan:** Size and location of: interior and exterior walls; exits; fire separations; doors (including door swings and hardware); stairs; windows; built-in furnishings (kitchen cabinets, vanities); plumbing facilities; rough electrical and heating; any special header/beam.
- **Elevations:** Views of all sides of the building; height of finished grade; exterior finishing materials; size and location of doors and windows; location and height of chimneys; roof pitch.
- **Cross-Sections and Details:** (Cut through views of the building)

Other Required Permits and Deposits

Damage Deposit for Moving and/or Demolition Permit (Planning & Growth Development 306-778-2740)

⇒ \$500.00, refundable, upon completion of building, including lot grading (top soil) if no damage occurs to city property including sidewalks, street, etc.

Water/Sewer Connections (Engineering Department 306-778-2740)

⇒ The installation of half services are the responsibility of the home owner or contractor. All materials shall be supplied by the plumber.

⇒ In all other cases, an application form shall be filled out at City Hall's Plng. Dept; The form is then directed to the Public Works Dept. for a price quote. If the applicant accepts the price quote, he shall sign the quote, and then pay the amount as stated on the quote prior to any work commencing.

Electrical/Water Meters (Customer Service Desk 306-778-2731)

⇒ \$127.20 payment for temporary service
⇒ \$120.00 deposit for permanent service

Plumbing Permit *as of June 14, 2017 (Planning & Growth Development 306-778-2740)

⇒ \$100.00 for the first 10 fixtures plus \$5.00/fixture over 10 (must be obtained by a Licensed Plumber)

Electrical Permits (SaskPower 1-888-757-6937)

⇒ Electrical permits are usually obtained by your electrical contractor, but home owners' permits (do-it-yourself) are available. Permit fees vary; please contact SaskPower for more information.

Gas Permits (SaskEnergy 1-800-567-8899)

⇒ Permit fees vary - please contact SaskEnergy for more information.