

Requirements Used Move-in Home

Submit:

1. 2 Sets of House Plans or Drawings 1 for the municipality and 1 set for the Inspection Service
2. Site Plan (See below)
3. Engineered foundation designs if required (see below)
4. Ventilation system designs (return design worksheets provide with plan review)
5. Separate designs and or worksheets for added decks, additions and garages see separate "requirement" sheets

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. Provide the number and size of all windows

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 foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

Check list:

House is mounted to the foundation

Damp proofing is installed

Foundation windows have lintel above

Wire-in smoke detectors installed all levels

Any damaged joists are replaced

Bsmt windows and doors have flashing above

All handrails, guards and railings are required

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All beams are identical to existing or reviewed

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Foundation is frost protected

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Crushed Rock is provided for under slab

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Exterior steps have support at foundation wall

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Wood in contact with concrete is protected

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Bsmt windows and doors are caulked and sealed

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Must meet municipality's move-in requirements

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Engineering is required for the following:

Slab on grade foundations where the house superstructure is supported on a slab with or without piles.

Piles and grade beam type (deep house foundations).

Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)

Unusual not typical or innovative designs not proven or tested

Non approved, materials, foundation constituents or products requiring an engineer for use

Roof Trusses, this is supplied by the roof truss designers. Handmade trusses are not approved

Floor joists and floor truss designs these will be supplied by the manufacture

Tall walls exceeding 2x6 at 12'

Ventilation System Design:

Due to the building code requirements for quality and safe air in a home you must have a ventilation system designed for the home by a qualified mechanical contractor or plumber. Worksheets may be provided.