



Lumsden Municipal Office
PO Box 160
300 James St N
Lumsden, SK S0G 3C0
Phone: (306) 731-2404
Fax: (306) 731-3572
Email: rm189@sasktel.net
Website: www.lumsden.ca

RESIDENTIAL DEVELOPMENT & BUILDING PERMIT PACKAGE

TABLE OF CONTENTS 2

DEVELOPMENT PERMIT

DEVELOPMENT PERMIT INFORMATION. 3
RESIDENTIAL DEVELOPMENT & BUILDING PERMIT PROCESS..... 4
RESIDENTIAL DEVELOPMENT PERMIT CHECKLIST 5
RESIDENTIAL DEVELOPMENT PERMIT APPLICATION 8
LETTER OF AUTHORIZATION10

BUILDING PERMIT

RESIDENTIAL BUILDING PERMIT APPLICATION10
RESIDENTIAL PLAN REVIEW CHECKLIST.....11
RESIDENTIAL PERMIT INFORMATION FORM12
ENERGY EFFICIENCY COMPLIANCE FORM13
RESIDENTIAL – SAMPLE SITE PLAN18



R.M. OF LUMSDEN NO. 189 DEVELOPMENT INFORMATION

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Development Permits

A Development Permit is a document issued by the RM of Lumsden No.189 to authorize development.

A Development Permit does not include a Building Permit.

See Section 3 of the RM of Lumsden Zoning Bylaw for more information.

When is a Development Permit required?

A Development Permit is required before starting a principle or accessory use development, any residence (including farm residences), dugouts, and Intensive Livestock Operations (ILOs). No person shall undertake a development or commence a use unless a Development Permit is first obtained.

A Development Permit is **not required** for:

1. Accessory farm buildings and structures with a building floor area less than 50 m² and circular grain storage bins, where accessory to a permitted agriculture use. Any structure used for an intensive livestock operation or a dwelling are excluded from this exemption and require a Development Permit.
2. Single storey accessory buildings with a total area less than 9.3 m² in area or 15 m in height and which will be accessory to a lawful use within the applicable. Zoning District.
3. Public works/utility
4. Signs, subject to sign regulations within the Zoning Bylaw. Please see the sign guide for more information.
5. Maintenance and repairs that do not include structural alterations.
6. Fences
7. Trapping
8. Temporary confinement of livestock during the winter months as a part of a farm operation.
9. Linear public utilities (e.g. sewers, potable water, cables, etc.)
10. Petroleum or natural gas wells or extraction wells.

How do I obtain a Development Permit?

Development Permit applications may be found on the RM of Lumsden No. 189 website or can be picked up from the Lumsden Municipal Office. Completed applications are submitted to the Development Officer at the office. The Development Officer will review and process the application, determining if the application is for a permitted or discretionary use.

If the application is for a permitted use that complies with the relevant provisions and regulations from the Zoning Bylaw and Official Community Plan, a Development Permit may be issued.

If the application is for a discretionary use (i.e. a use only permitted at Council's discretion), the application is submitted to Council by the Development Officer for approval or refusal, after the discretionary use process is undertaken.

What should be included in a Development Permit application submission?

For all Applications:

1. Development permit application form
2. Site plan*
3. Applicable development permit application fee



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Please see site plan guide for detailed information on site plan requirements

For some applications, additional information may be required, such as:

1. Building Plan - showing elevations, floor plans, and perspective drawings
2. Landscape Plan - showing existing topography, vegetation to be retained or removed, etc.
3. Vicinity Map - to show location of proposed development in relation to surrounding features such as roadways, physical features, etc.
4. Certificate of Title - to show ownership
5. Valid Interest - proof of ownership, agreement for sale, etc.
6. Photographic Information - to show site in existing state

How much does a Development Permit Cost?

Development Permit application fees vary depending on the type of proposed development:

Application Type	Cost (\$CAD)
Permitted Principal Use ^b	50.00
Permitted Accessory Use ^c	
Permitted Ancillary Use	
Discretionary Principal Use ^b	100.00
Discretionary Accessory Use ^c	
Discretionary Ancillary Use	
Development Appeal Fee	up to 50.00, as specified by the Development Appeal Board

How long does a Development Permit last?

A Development Permit is valid for 12 months, unless otherwise stated by a Development Officer.

I've applied for a Development Permit. When should I apply for a Building Permit?

If a Building Permit is required, a Building Permit application may be made after a Development Permit application has been issued.

My Development Permit application was denied. What can I do now?

If a development permit application is denied, the applicant may apply for their application to be considered by the Development Appeals Board. Please see the brochure for the Development Appeals for more information.

Definitions

^aDevelopment: The carrying out of any building, engineering, mining, or operations in, on, or over land, or making of any material change in the use or intensity of use or any building, or land, and shall include, but not be limited to, excavating, filling, grading or drainage of land.

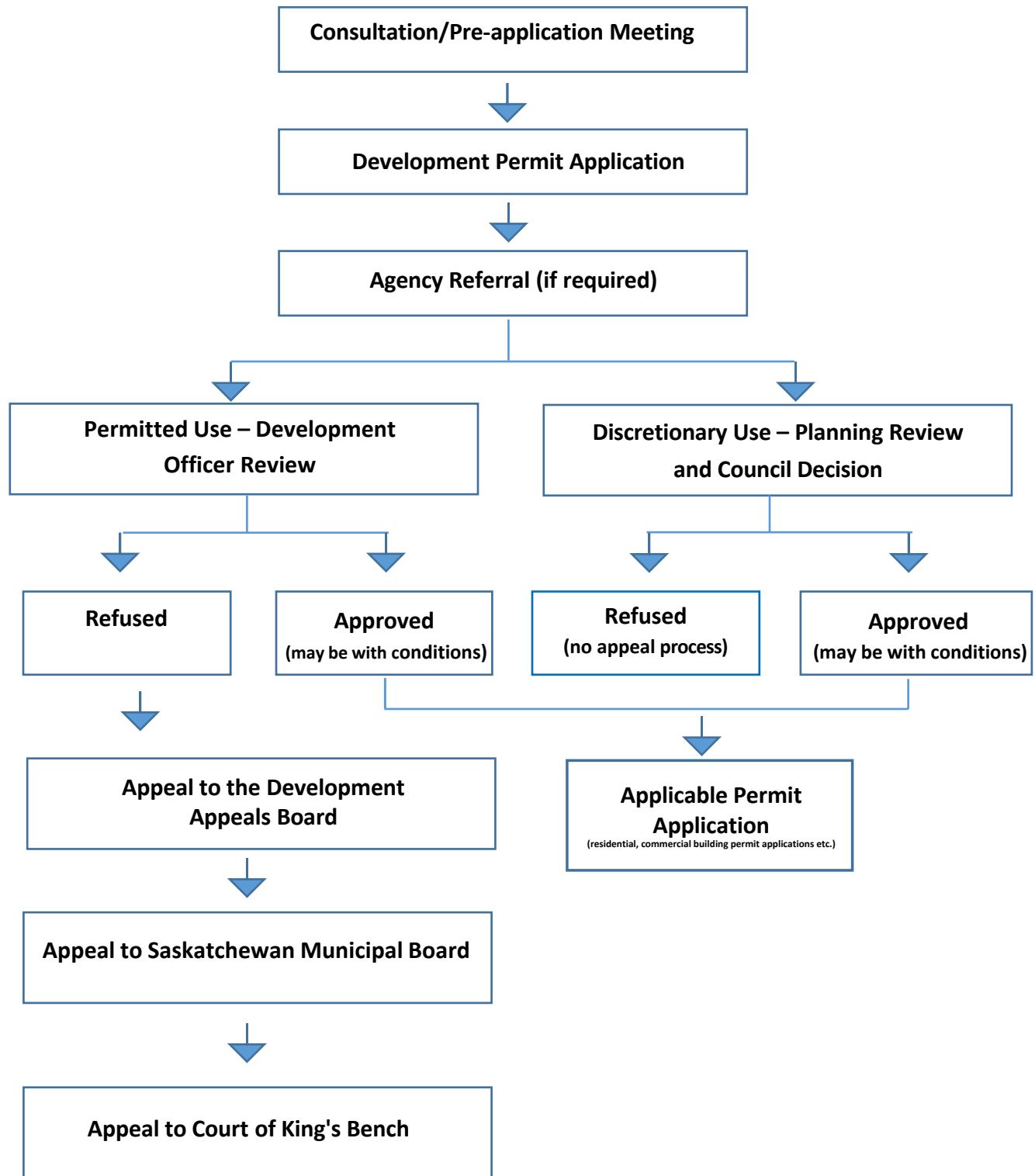
^bPrincipal Use: the main use of a site

^cAccessory Use: A use incidental, subordinate, exclusively devoted to, and located on the same site as a principal use.



Residential Development & Building Permit Process

Lumsden Municipal Office
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Residential Development Permit Checklist

Lumsden Municipal Office
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Please use the following checklist to ensure that your development permit application and site plan are complete.

Applications will not be processed unless a satisfactory site plan is submitted.

Completed by Applicant	Office Use Only	Application Requirements
		Copy of Certificate of Title (from ISC)
		Completed application form
		Signatures of all registered owners or completed Letter of Authorization from Registered Owner on Title
		Application fee
Basic site plan – Required for all permits (see sample site plan)		
		North arrow
		Property lines of entire parcel and all adjacent public rights-of way
		Legal land description and civic address, if assigned
		Lot dimension and total area
		Name of road(s) providing access to parcel, accesses, driveway and flare locations including setbacks to property lines and widths
		Location and dimension of existing buildings (labelled as existing)
		Location and dimensions of proposed building (labelled as proposed)
		Setbacks to property lines and between buildings
		Total building footprint and site coverage
		Location of outdoor storage
Hazard Lands		
		Show location of and label type of hazard (slope, wetland, waterbody)
		Show setbacks from any water body or water course measured from top of bank
		Location of and setbacks from steep embankments measured from the top of bank
Easements, Rights-of-Way, Utilities and Facilities		
		Show location of any known easements, rights-of-way, or public utility lines
		Location of and setbacks from pipelines
Building Elevations and Floor plans		
		Label plans with dimensions of building, including height
		Total number of units.
Documents that <u>may</u> be required with a Development Permit Application:		
		Site grading plan
		Landscaping plan
		Soil testing/Geotechnical Report
		Environmental Site Assessment
		Transportation/Traffic Study
		Confirmation of Roadside Development Permit from the Ministry of Highways
		Letter of Intent describing the nature of the application and the intended use may accompany all application
		Any other information deemed necessary to make a decision



Residential Development Permit Application

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CONTACT INFORMATION

Applicant

Name: _____

Phone Number: _____

Email Address: _____

Mailing Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Property Owner Same as Applicant

Name: _____

Phone Number: _____

Email Address: _____

Mailing Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Contractor/Designer

Name: _____

Phone Number: _____

Email Address: _____

Mailing Address: _____

Municipality: _____ Province: _____ Postal Code: _____

LEGAL LAND LOCATION FOR PROPOSED DEVELOPMENT

Quarter: _____ Section: _____ Township: _____ Range: _____

Lot: _____ Block: _____ Plan: _____ Extension: _____

Civic Address: _____

PROPOSAL

Current Land Use: _____

Description of Existing Structures and Features:

Proposed Land Use: _____

Estimated Value of Construction: \$ _____

Proposed Development Description:

Please check all associated work that applies:

- Land clearing Description: _____
- Excavation and/or fill Description: _____
- Leveling and/or grading Description: _____
- Landscaping Description: _____
- Drainage concerns Description: _____
- Other Description: _____

SERVICES

<p><u>Water Supply</u></p> <p><input type="checkbox"/> Existing <input type="checkbox"/> Proposed</p> <p>Type:</p> <p><input type="checkbox"/> Communal system <input type="checkbox"/> Cistern</p> <p><input type="checkbox"/> Lake/Waterbody <input type="checkbox"/> Private Well</p> <p><input type="checkbox"/> Other: _____</p> <p>Distance from dwelling: _____</p> <p>Distance from other features: _____</p>	<p><u>Sewage Disposal</u></p> <p><input type="checkbox"/> Existing <input type="checkbox"/> Proposed</p> <p>Type:</p> <p><input type="checkbox"/> Private on-site <input type="checkbox"/> Mound</p> <p><input type="checkbox"/> Chamber <input type="checkbox"/> Holding Tank</p> <p><input type="checkbox"/> Communal <input type="checkbox"/> Absorption Field</p> <p><input type="checkbox"/> Lagoon <input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other: _____</p> <p>Distance from dwelling: _____</p> <p>Distance from other features: _____</p> <p>Distance from water supply: _____</p>
--	--

ATTACHMENTS:

- Development Application Fee (non-refundable)
- Site Plan
- Land Title (If not provided, I give permission to the additional \$20.00 ISC title fee)

Development Application Fees:

\$50.00 for a permitted use
 \$100.00 for a discretionary use
 \$20.00 for ISC Title

DECLARATION BY APPLICANT

I _____ of _____ in the Province of Saskatchewan, solemnly declare that all the above statements in this application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Please note, the information on this form is being collected under the authority of section 28(a) of the Freedom of Information and Protection of Privacy Act to be used only for the purpose of this application.

_____ _____ _____ _____

Applicant's Signature Date Property Owner's Signature Date

SUBMISSION

Please submit the completed application form and site plan by email to rm189@sasktel.net, by mail to the RM of Lumsden (address is on the top right corner of the first page), or by drop-off at the Lumsden Municipal Office.



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Letter of Authorization

I, (We) _____ being the owner(s) of

Lot _____ Block _____ Plan _____ Ext _____

Legal:

NW/NE/SE/SW Section _____ Township _____ Range _____ W2 Meridian give

_____ permission to

act on by (our) behalf in applying for a Development Permit for the above subject property.

Signature

Date

Development Permit #



Residential Plan Review Checklist

Box 517 Stn. Main
White City, SK S4L5B1
Ph: 306-536-1799
Fax: 306-781-2112
office@pro-inspections.ca

Project Information

Municipality: _____	PBI Number: 23- _____
Job Site Address: _____	Project Type: _____
Owner's Name: _____	Cell Phone: _____

Residential Project Type

REQUIRED for a Plan Review	New Dwelling / Housing Unit	RTM / Modular / Post-Move	Mobile (Manufactured) Home	Addition / Living Space / Sec. Suite	Renovation (structural or egress)	Basement Development	Deck (not covered or enclosed)	* Attached Garage (unheated)	* Det Garage / Acc. Bldg. (unheated)	* Pole Building (unheated)	Retaining Wall (if collapse affects a structure)	Foundation Replacement	Solar Panels (PV or Hot Water)	Storage only - no living space & unheated
<p style="text-align: center;">REQUIRED for a Plan Review</p> <p>Provide designs and required documents in PDF format as indicated by the unshaded boxes for the project (shaded box means not required).</p> <p>A plan review must be completed by PBI <u>before</u> a building permit is issued.</p> <p style="color: red; text-align: center;">E-mail plans and documents in PDF format to the <u>municipal office</u>.</p> <p><i>Requirements may vary for unique or larger projects. Please consult with PBI.</i></p>														
Site Plan (e.g. lot size & shape; indicate North; project size on lot, distance to all property lines, indicate what borders each property line, label streets, etc.)														
Building Plans (e.g. floor plans, exterior elevations, cross sections, structural details, window & door types, sizes & locations, stair configurations, material lists, specs, etc.)														
Energy Code Forms (applicable to compliance option, code edition & climate zone)														
Building Designs stamped by an engineer (project specific for <u>intended use</u> *)														
Foundation Designs stamped by a structural engineer (site specific)														
Geotechnical Report (if required by zoning bylaws or engineer recommendation)														
PBI Specifications sheet (plus all information requested in the sheets)														
Information Below is Required BEFORE THE FRAMING INSPECTION														
Engineer-stamped roof truss designs & layouts (NBC compliant)														
Engineer-stamped floor truss and/or LVL designs & layouts														
Fireplace or Wood Stove Manufacturer Specifications														
Residential Mechanical Ventilation Design Summary														

* Pole Building (Please detail intended use. Note if vehicles will be repaired in the building, if building is for personal or business use, etc.)

Signature: _____	Date: _____
<p>* I declare that I am the owner of this property, and I will notify PBI of any email changes if applicable.</p> <p>* Please note that failure to receive an emailed report or related documents does not release the property owner (s) from their responsibility to comply in all regards with the building standards (Saskatchewan Construction Code Act, Municipal Building Bylaws, and National Building Code of Canada).</p>	

Residential Permit Information Form (PIF)

Municipal Office Use Only	
Municipality: _____	Date: _____
Development Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No	PBI Number: 23- _____
Geotech Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	Permit Expiry Date: _____
Municipal Official: _____	Signature: _____

Information Below To Be Completed By The Applicant

Contact & Email Consent

Building Owner: _____	Home Phone: _____
Mailing Address: _____	Cell Phone: _____
Email Address Owner: _____	
Contractor: _____	Business: _____
Contact Person: _____	Cell Phone: _____
Email Address Contractor: _____	
Signature: _____	Date: _____

* I declare that I am the owner of this property, and I will notify PBI of any email changes if applicable.

* By signing above, I consent to email delivery to all named above of PBI reports and related documents pertaining to this building permit.

* Please note that failure to receive an emailed report or related documents does not release the property owner (s) from their responsibility to comply in all regards with the building standards (Saskatchewan Construction Code Act, Municipal Building Bylaws, and National Building Code of Canada).

* **Note that owners should always include themselves on this form.**

Jobsite Location

Civic Address: _____	
Legal Land Location: _____	
or:	
Description: _____	
Subdivision / Landmark: _____	

Project Details

* Please fill in Sections 1a) plus 1b), or just Section 2)	
1a) Single Family Dwelling (Select One Permit Type That Best Describes the Dwelling)	
<input type="checkbox"/> New Home	<input type="checkbox"/> RTM
<input type="checkbox"/> Post-Move	<input type="checkbox"/> Modular Home
<input type="checkbox"/> Duplex Unit	
1b) Select Below ALL that Pertain to this Permit AND are included with the plans submitted to PBI for Review:	
<input type="checkbox"/> Basement Development	<input type="checkbox"/> Deck
<input type="checkbox"/> Attached Garage (Insulated)	<input type="checkbox"/> Attached Garage (Not Insulated)
2) Residential Building Project (Separate Permit is Required for Each Project type)	
<input type="checkbox"/> Addition	<input type="checkbox"/> Attached Garage
<input type="checkbox"/> Deck	<input type="checkbox"/> Basement Development
<input type="checkbox"/> Renovation	<input type="checkbox"/> Roof Extension
<input type="checkbox"/> Sunroom	<input type="checkbox"/> Secondary Suite
<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Accessory Building
<input type="checkbox"/> Accessory Building w/Living	<input type="checkbox"/> Pole Building
<input type="checkbox"/> Boat House	<input type="checkbox"/> New Foundation
<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Demolition

This document must be submitted to PBI **by the municipal office**

ENERGY EFFICIENCY COMPLIANCE FORM

Section 9.36. of the National Building Code of Canada (NBC)

Submit the design option section(s) for a new building, addition or major alteration to comply to NBC 9.36.

All calculations must be completed by a competent person* and be attached to this form to be considered complete and accepted for review.

* **Competent Person** means a person, firm or corporation who is knowledgeable and experienced in the application of NBC Section 9.36. for the design of buildings and/or building systems.

Owner Name:		Permit Number (Office Use):	
Project Address:			
Occupancy Type:	Floor Area (m²)	Climate Zone	7A

Design Option: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prescriptive Complete Section 'A'	Trade-Off Complete Sections 'A & B'	Performance Complete Section 'C'

Section A (Part 1): Prescriptive

HRV: Yes No

Additional information that must be submitted for review:

- | | |
|--|---|
| <input type="checkbox"/> Window & door schedule | <input type="checkbox"/> Air tightness drawings |
| <input type="checkbox"/> RSI assembly calculations | <input type="checkbox"/> CSA F280 calculations |

Effective Thermal Resistance of Above Ground Opaque Building Assemblies (RSI)			
Assembly	w/ HRV	w/o HRV	Proposed
Ceilings below attics	8.67	10.43	
Cathedral / Flat roofs	5.02	5.02	
Wall joists	2.97	3.08	
Rim joists	2.97	3.08	
Floors over unheated spaces	5.02		
Floors within garage	4.86		
Thermal Characteristics of Fenestration, Doors and Skylights (U)			
Assembly	Efficiency		Proposed
Windows & Doors <small>(provide window & door schedule)</small>	Maximum U-Value	1.60 <i>or</i>	
	Minimum Energy Rating	≥ 25	
One door exception	Maximum U-Value	2.60	
Attic hatch	Minimum RSI _{eff}	2.60	
Skylights	Maximum U-Value	2.70	
Effective Thermal Resistance of Below-Grade or In-Contact-With-Ground Opaque Building Assemblies (RSI) [Frost line depth for zone 7A is 2.4 m (8 ft.)]			
Assembly	w/ HRV	w/o HRV	Proposed
Foundation Walls	2.98	3.46	
Slab-On-Grade with Integral Footing	2.84	3.72	
Unheated Floor Below Frost Line	uninsulated	uninsulated	
Unheated Floor Above Frost Line	1.96	1.96	
Heated Floors	2.84	2.84	

Contact information for person who completed Section A (Part 1 of 2):

Firm Name:	Ph:	Date:
Person Name:	Email:	

Section A (Part 2): Prescriptive

HVAC Equipment Performance Requirements				
Equipment	Capacity KW	Standard	Min. Efficiency	Proposed
Gas Fired Furnace (w or w/o A/C)	≤ 65.9	CSA P.2	AFUE \geq 92%	
	> 65.9 & ≤ 117.23	CAN/CSA-P.8	E _t \geq 78.5%	
Electric Boiler	≤ 88	(1)		
Gas Fired Boiler	≤ 88	CSA P.2	AFUE \geq 90%	
	> 88 & ≤ 117.23	AHRI BTS	E _t \geq 83%	
Other				
Heat Loss Calculations (BTU)	<input type="checkbox"/> Calculations were prepared in conformance with CSA F280 standards			
Heat Gain Calculations (BTU)	<input type="checkbox"/> Calculations were prepared in conformance with CSA F280 standards			
Nomenclature	AFUE= annual fuel utilization efficiency, E _t = thermal efficiency			
Water Heater Performance Requirements				
Equipment	Capacity KW	Standard	Min. Efficiency	Proposed
Tank Storage (Electric)	≤ 12 kW (50 L to 270 L capacity)	CAN/CSA-C191	SL $\leq 35 + 0.20V$ (top inlet)	
			SL $\leq 40 + 0.20V$ (bottom inlet)	
	≤ 12 kW (>270 L and ≤ 454 L capacity)		SL $\leq (0.472V) - 38.5$ (top inlet)	
			SL $\leq (0.472V) - 33.5$ (bottom inlet)	
>12 kW (>75 L capacity)	ANSI Z21.10.3/CSA 4.3 & DOE 10 CFR, Part 431, Subpart G	S = $0.30 + 27 / V_m$		
Tank Storage (Gas Fired)	< 22 kW	CAN/CSA-P.3	EF $\geq 0.67 - 0.0005V$	
	≥ 22 kW	ANSI Z21.10.3/CSA 4.3	E _t $\geq 80\%$ and standby loss \leq rated Input/(800 + 16.57)(\sqrt{V})	
Tankless (Gas Fired)	≤ 73.2 kW	CAN/CSA-P.7	EF ≥ 0.8	
	> 73.2 kW	ANSI Z21.10.3/CSA 4.3 and DOE 10CFR, Part 431, Subpart G	E $\geq 80\%$	
Tankless (Electric)	No standard addresses the performance efficiency; however, their efficiency typically approaches 100%			
Other				
Nomenclature	EF = energy factor in %/h, E _t = thermal efficiency S = standby loss in %h, SL = standby loss in W, V = volume V _m = measured storage volume in US gallons			

(1) Must be equipped with automatic water temperature control. No standard addresses the performance efficiency; however, their efficiency typically approaches 100%.

Contact information for person who completed Section A (Part 2 of 2):

Firm Name:		Ph:		Date:	
Person Name:		Email:			

Section B: Trade Off

All calculations must be completed by a **competent person** and attached to this form in order to be considered complete and accepted for review. The location and extent of assemblies used in the calculation shall be clearly identified on the drawings by hatch or note.

Additional information that must be submitted for review:

- Section A (Parts 1 & 2) completed in their entirety.
- RSI assembly calculations indicating trade-off calculations.

- Opaque to Opaque** – One or more above-ground opaque building envelope assemblies are permitted to be less than required, provided one or more above-ground opaque building envelope assemblies are increased to more than required.
 - Walls and joist type roofs must maintain minimum 55% of the required RSI_{eff}
 - All other assemblies must maintain minimum 60% of the required RSI_{eff}
 - The sum of the areas of all traded assemblies divided by their RSI_{eff} must be less than or equal to what it would have been if all assemblies had met NBC 9.36.2.6.

- Transparent to Transparent** – One or more windows are permitted to be less than required, provided one or more windows are increased to be more than required.
 - The traded windows must have the same orientation.
 - The sum of the areas of all traded windows divided by their RSI_{eff} must be less than or equal to what it would have been if all windows had met NBC 9.36.2.7.

- Opaque to Transparent** – This option is meant to allow reduced insulation for factory-constructed buildings with a low floor to ceiling height and a fenestration and door area to gross wall area ratio of 15% or less.

Contact information for person who completed Section B:			
Firm Name:	Ph:	Date:	
Person Name:	Email:		

Section C: Performance (Page 1 of 2)

This option is available only to houses with or without secondary suites, and buildings that contain only dwelling units with common spaces that are less than 20% of the building's total floor area.

Full modelling summary reports for the reference and proposed house, completed by a competent person and generated from Hot 2000 v15 or an ANSI/ASHRAE 140 compliant software, is required to be submitted with this form to be considered complete and accepted for review.

Additional information that must be submitted for review:

- Window & door schedule.
- Building assembly details (i.e. thoroughly complete "Proposed House - Building Assembly Details" section below).
- If less than 3.2 air exchanges are used in the proposed model, provide vapour barrier installation details.
- Full modelling summary reports for Reference Model and Proposed Model.

Input Parameters		Reference Model	Proposed Model
Airtightness (air exchanges per hour @ 50 Pa)			
Heat Loss / Heat Gain			
HRV efficiency			
Thermal mass (MJ/m ²⁰ C)			
Ventilation rate (l/s)			
Fenestration and door to wall ratio (FDWR) – reference (%)			
Direction of front elevation (highlight or shade one in each column)		N NE E SE S SW W NW	N NE E SE S SW W NW
Area of windows and doors	Front elevation (m ²)		
	Rear elevation (m ²)		
	Left elevation (m ²)		
	Right elevation (m ²)		
	Total area of windows (m ²)		
	Total area of opaque doors (m ²)		
Energy use (GJ)			

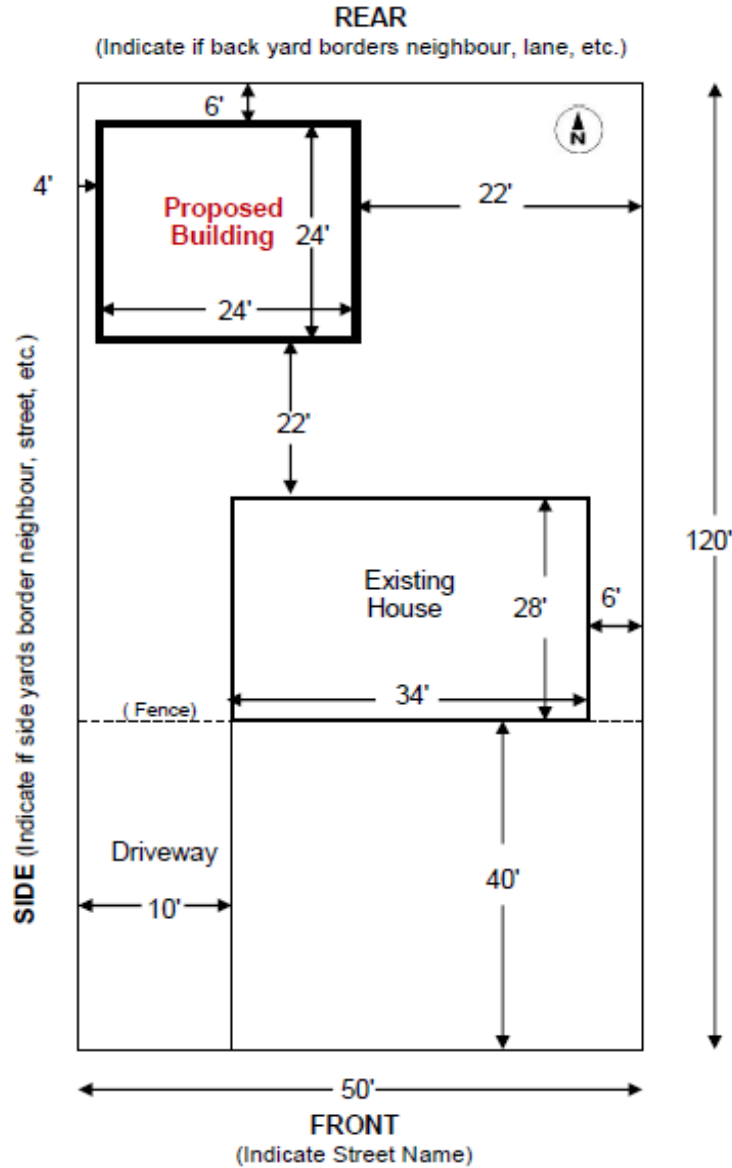
Proposed House - Building Assembly Details:					
	Framing			Insulation	Furnace Size:
Ceiling:	"	o.c.		R -	Furnace Rating:
Exterior Wall:	2" x	@	" o.c.	R -	Water Heater:
Tall Wall:	2" x	@	" o.c.	R -	HRV: <input type="checkbox"/> Yes <input type="checkbox"/> No
Foundation Wall:	2" x	@	" o.c.	R -	Air Conditioner:
Floor Headers:				R -	Air Barrier (NBC):
Cantilever/Bonus Rm:	2" x	@	" o.c.	R -	Attic Hatch:
Slab:	<input type="checkbox"/> None <input type="checkbox"/> Int <input type="checkbox"/> Ext / (1.2m)			thick -	Doors (U-Values):
Cladding Type:					Windows: (List all U-Values)
Comments:					

Section C: Performance (Page 2 of 2)

Software Information			
Software Title:		Version:	
Is software Hot 2000 v15 or ANSI/ASHRAE 140 compliant?		<input type="checkbox"/> Yes	<input type="checkbox"/> No

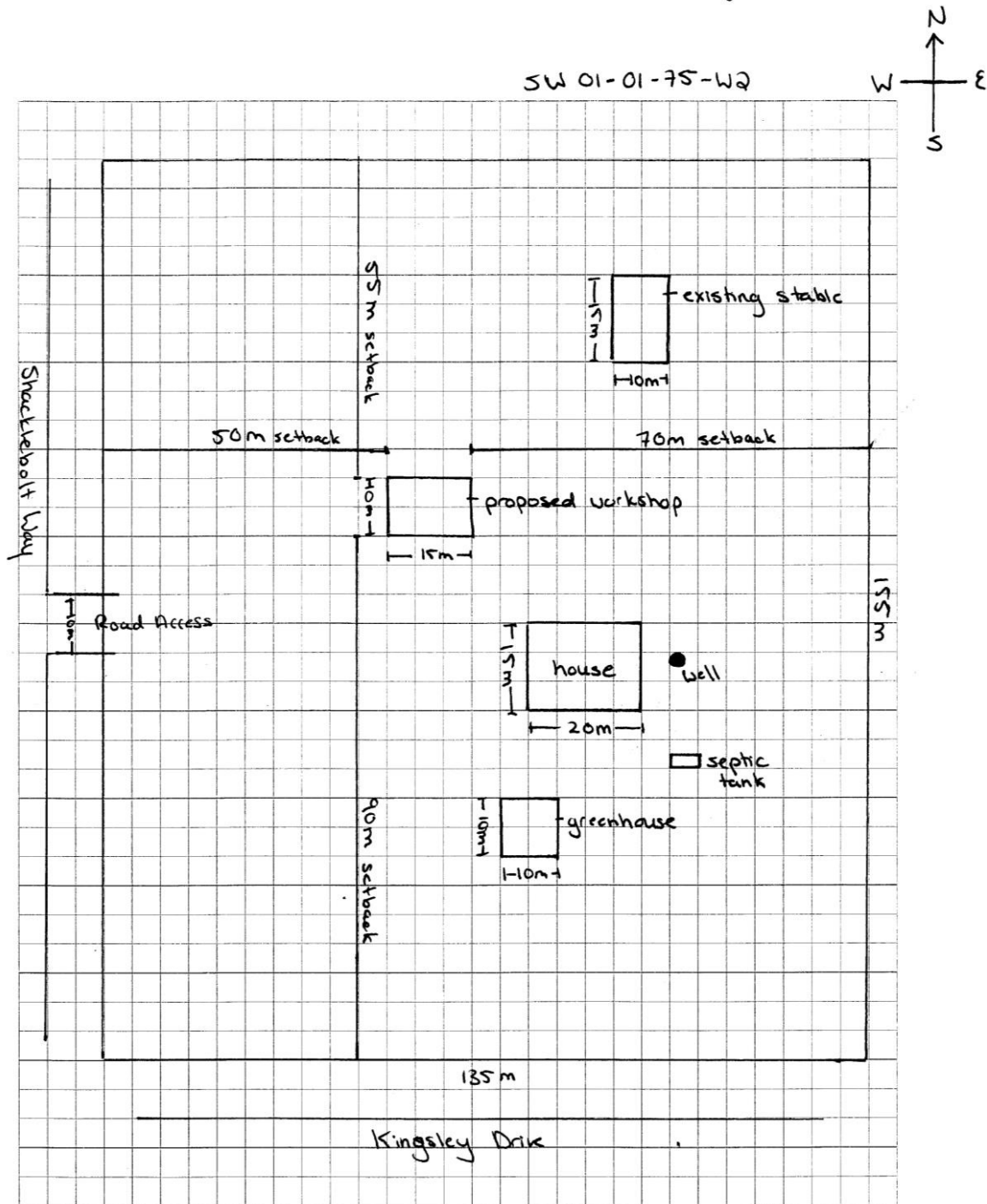
Contact information for person who completed Section C:			
Firm Name:		Name:	
Address:		Phone:	
Address:		Email:	
<p><i>I hereby certify that the calculations submitted were prepared in full accordance with the operation procedures of the software and:</i></p> <p><input type="checkbox"/> <i>Subsection 9.36.5. of NBC 2015,</i></p> <p><input type="checkbox"/> <i>EnerGuide Rating System v15 w/ variance greater than or equal to 5% above the Reference Model (attach supporting documents)</i></p> <p><input type="checkbox"/> <i>Alternative Solution – Specify: _____ (attach supporting documents)</i></p>			
Date		Signature	

Residential – Sample Site Plan



Sample Site Plan

Site Plan for Workshop / Detached Garage



1 square = 5 metres