



CITY OF
Warman

BUILDING PROFILE

Water & Sewer Service Connection

Contact City Hall for more information or a list of approved contractors. Service connections are to be made by approved contractors ONLY. It is the responsibility of the property owner to CALL THE CITY FOR A SERVICE CONNECTION INSPECTION prior to covering the connections.

Water Meter

A meter deposit and water/sewer prepayment must be made at City Hall as well as a plumbing inspection approval before a water meter is installed. The deposit and prepayment are both refunded (provided your account is current) when you move out of the City.

The owner/contractor is responsible for the installation of the wiring (4 wire) from the water meter location to the exterior read-out adapter.

Business Licenses

Each contractor, subcontractor and supplier must purchase an annual Business License or a License for each job (Bylaw 2016-18)

OR

The general contractor/owner has the option of purchasing a License for \$350.00 for a specific project which will cover all subcontractors and suppliers (Bylaw 94-03)

Development Permit

Permits are required for any construction in the City of Warman. This permit is to ensure that zoning requirements are met.

Single Detached Dwellings R1 & R2:

- 6 Meter minimum front yard
- 1.2 Meter minimum side yard
- R2 - 6 Meter minimum rear yard
- R1 - 7.5 Meter minimum rear yard
- Maximum lot coverage - 40%

Accessory Building:

- 2 Meter minimum distance from principal building
- 1 Meter minimum side yard
- 1.2 Meter minimum rear yard

NOTE: architectural controls apply in most residential areas

Size of Dwellings

In **R1**, single detached dwellings must have a minimum floor area of 105 Meters² and a maximum height of 10.5 Meters.

In **R2**, dwellings must have a minimum floor area of 93 Meters² and a maximum height of 10.5 Meters²

NOTE: supplementary building controls apply in certain areas

Building Permit

MuniCode Services (306-955-6355) is the building inspection agency used by the City of Warman to ensure conformity to the National Building Code. All permits are forwarded to MuniCode for approval and inspection work. MuniCode will contact both the builder and the City with information regarding deficiencies and inspection reports.

The City requires 2 sets of drawings on good quality paper with legible letters and dimensions. For a home or significant development, the following plans are required:

- **SITE PLAN** - owners name address and phone number, building address (legal and civic), size of the site, size of the building(s), location of the building(s) in relationship to property lines, north arrow and location of services. *Site plan must be legible*
- **FOUNDATION PLAN** - overall size of the foundation, size, material and location of footings, piles, foundation walls and foundation drainage.
- **STRUCTURAL PLANS** - size, material and location of: columns, beams, joists, studs, rafters, trusses and other related structural details.
- **FLOOR PLAN** - size and location of interior and exterior walls, exits, doors, windows, stairs, add-ons such as fireplace, etc. and basement development. Fire separations and barrier-free facilities (if required).
- **ELEVATIONS** - views of all sides of the building, height of finished grade, exterior finishing materials, size and location of doors, windows and chimneys.
- **CROSS-SECTIONS** - cut through views of the building, list of materials including structural and finishing materials, vertical dimensions, stair dimensions, handrails, wind, water and vapor protection and type/R value of insulation.
- **MECHANICAL/ELECTRICAL PLANS** - description and location of heating, ventilating, air-conditioning equipment, location of plumbing fixtures and piping, type and location of lighting, electrical panels and emergency lighting/fire alarms (if required).

Significant commercial buildings require engineer stamped drawings

BUILDING PERMIT FEE - minimum \$100.00 for values up to \$5,000; \$125.00 for values up to \$25,000.00 or \$5.00/\$1,000.00 of construction value thereafter excluding the value of land. (Bylaw 2012-07 – January 23, 2012).

VALUE OF CONSTRUCTION - means the total cost of the building to the owner in its completed form and includes the cost of all building work, materials of construction, building systems, labour, overhead and profit of the contractor and subcontractors. The cost of labour and used material are deemed to be the current market cost of new material and labour.

For further information please contact:

Planning & Development Department

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