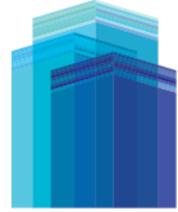


PLANNING & DEVELOPMENT SERVICES

ADVISORY



Modular Buildings

Definition:

A building or part of a building constructed off-site and transported for installation. Typical modular building applications include ready to move homes, 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 and Technical Standards Branch [here](#).
- A 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 2023-59, Section 19(6). Typical examples include: site construction offices, washrooms, etc.

Modular Building Checklist:

*Note: the following checklist is not a comprehensive list for all building and development permit application requirements. It is a guide used to detail the additional information required for modular buildings. Please see our [website](#) for full requirements based on your proposed project.

- Modular building drawing package (including connections and anchorage)
 - Building, connections and anchorage designed to 9.23 for Part 9 buildings (of the National Building Code of Canada; NBC); or
 - Building, connection and anchorage details designed to Part 3 or components not within Part 9, shall be designed and sealed by a design professional licensed in Saskatchewan
- Site specific foundation drawings, including cribbing
 - All foundations, including cribbing shall require structural drawings designed and sealed by a design professional licensed in Saskatchewan
- CAN/CSA A-277 Certificate of Compliance (see NBC A-1.1.1.1.(2) for additional information)
 - Shall have an expiration date which is not before the modular building construction
 - A certificate may not be required if building components are assembled on site and can be inspected by the City (as with some sea-can conversions).
- Barrier free requirements
 - As required by the Construction Codes Act and Section 3.8 of the NBC
- Energy efficiency requirements
 - All applicable forms and drawings as required as per proposed [scope](#)

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