

Modular buildings have finished sections built prior to being transported for installation, including ATCO trailers, portable classrooms, sea can/shipping containers and pre-manufactured buildings or additions.

When a Building & Development Permit is not Required

Building permit application are not required for modular buildings used for temporary construction offices as defined by the [Building Bylaw](#) and for shipping containers used for temporary cold storage.

Building & Development Permit Application Requirements

To apply for a building permit, please complete the appropriate [Building Permit Application](#) form and referenced documentation.

- Signed and sealed drawings are required for all systems and anchorage designed outside the scope of Part 9 if they are not covered by the CAN/CSA A-277, including sea can/shipping containers, ATCO trailers, and their foundations. All buildings require a foundation design, including trailers.
- This handout details specific requirements for modular buildings only. As such, additional information will be required for project specific construction. Please see the [Submission Checklists](#) for additional requirements.

Application Check list (not all items may be applicable to your application)

CAN/CSA A-277 certificate of compliance with manufacturer’s details - Certificate not required for sea can/shipping containers or portable classrooms already permitted in the City of Saskatoon - A certificate complying to ABC Part 10 is permitted for ATCO trailers in lieu of a CAN/CSA A-277 certificate	<input type="checkbox"/>
Manufacturer’s drawing package—including floor plans, construction & elevation drawings—signed and sealed by a design professional when modular building falls under the scope of Part 3	<input type="checkbox"/>
Foundation drawings—including wood cribbing—designed in accordance with Part 9 or signed and sealed by a structural engineer under the scope of Part 4 - Part 9 accessory buildings with slab on grade foundations less than 55m ² do not require engineered foundation drawings	<input type="checkbox"/>
Foundation anchorage details - connection detail designed to section 9.23 or signed and sealed by a structural engineer under the scope of Part 4	<input type="checkbox"/>
Modular to modular connection details—designed to section Part 9 or signed and sealed by a structural engineer	<input type="checkbox"/>
Commitment letter for field review —applies to all Part 4 construction not covered by the CAN/CSA A-277 certificate	<input type="checkbox"/>
Construction details for items constructed on site including stairs, ramps and decks	<input type="checkbox"/>
Barrier free requirements in conformance to Subsection 3.8	<input type="checkbox"/>
Energy code compliance – See the Energy Framework Guide for details	<input type="checkbox"/>

CSA A-227 Certification

The manufacturer of the modular buildings must hold CSA accreditation for their plant operation. All factory-built houses are required to have a CAN/CSA A-277 Certificate of Compliance. A copy of the certificate shall be submitted for review. The certificate should show that the construction of the modular building complies with the requirements of the current National Building Code as adopted by Saskatchewan.

The certification does not cover portions of the buildings or services that are not completed in the factory. For example, foundations, connection of a building to a foundation or another structures is considered site construction and not covered by the CSA certificate. The standard also does not address the transport of buildings or their erection at the building site.

Moving Buildings to Site

Please note that an approved building and development permit does not permitted a building move.

Please call our office at (306) 975-2645, or visit our website at www.saskatoon.ca if you require additional information on the [building permit application requirements](#).