



REGINA
Infinite Horizons

City of Regina

Building Permit Application

Building Use: Single Family Dwelling Duplex / Semi-detached 3+ Units Commercial Temporary

Class of Work New Alteration Addition Repair Demolition Other

Building Address: 221 Winnipeg Street North
Legal: Lot: N/A Block: N/A Plan: 84R22521 Ext 0 Subdivision: _____

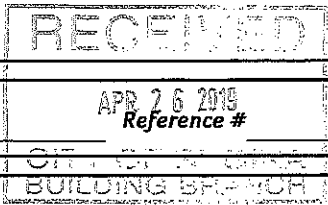
Applicant Information: Are you also the primary contact? Yes No
Name: Ministry of Central Services
Address: 1920 Rose Street, Regina, Saskatchewan Postal Code: S4P 0A9
Phone: (306) 789-1483 **Email Address:** dave.forsyth@gov.sk.ca

In an effort to improve customer service, the City of Regina may contact you regarding your application experience.

Primary Contact: Dave Forsyth	Email Address: dave.forsyth@gov.sk.ca	Postal Code: S4P 0A9	Phone: (306) 789-1483
Owners Name: SHINDICO REALTY INC.	Address:	Postal Code:	Phone:
Building Contractor: Hipperson Construction	Address: 200 - 2161 Scarth Street	Postal Code: S4P 2H8	Phone: (306) 359-0303
Engineer / Architect: Kreate Architecture and Design Ltd.	Address: 200 - 2300 Dewdney Avenue	Postal Code: S4R 1H5	Phone: (306) 585-2400
Mechanical / Plumbing Contractor: to be confirmed	Address:	Postal Code:	Phone:

Work covered by this application

Tenant improvement of existing office space on partial floor plates on main and second floors consisting of minor alterations.



Value of work to be done: \$ 1,280,000.00
(excluding new home construction)

Office Use Only Application # _____

REQUEST FOR BUILDING AND OCCUPANCY PERMIT

I hereby acknowledge that I have read this application and state that the information contained herein is correct and agree to comply with all City of Regina bylaws and/or provincial laws regarding building and occupancy.

It being expressly understood that the issuing of a permit does not relieve the applicant/owner from complying with all bylaws and national building codes though not called for in the specifications or shown on plans and/or applications submitted. The building shall not be occupied until such time as an occupancy permit is issued to the owner.

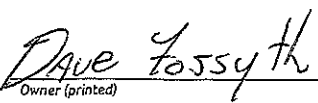


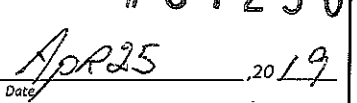
Work shall commence within six months and be completed within two years from the date of issue or permit will be cancelled. The use of street, sidewalk or lane during construction requires additional authorization.

Demolitions shall commence work within 10 days and be completed within 30 days from date of issue. A Hazardous Materials Survey is required for all Commercial, Institutional and Industrial buildings.

This application form does not allow work to start as this is not an issued building permit.

The information on this form is collected under the *Local Authority Freedom of Information and Protection of Privacy Act*. The purpose of the collection is to process your application for a building permit. It will be retained as a record of your application and may be used to contact the parties involved in this project. The application and the information contained therein may also be used by the City for compliance or other legal action pursuant to *The Cities Act, The Uniform Building and Accessibility Standards Act* and the City's *Building Bylaw and The Planning and Development Act*.

Issued City permits, including name of applicant, description of work, location, value of work and contractor names may be released to members of the public by the City in accordance with the provisions of *The Local Authority Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection and use of this information, please contact Building Standards at (306)777-7000.

   
 Owner (printed) Signature of Owner Signature of Applicant Date: APR 25 2019

812505

**2015 National Building Code
Part 3 and 9 - Building Safety Plan Review Checklist
Existing Building - Renovations, Alterations and Change in
Occupancy**

Application # 1114887 Examiner Kelsey Longmoore
 Street Address 221 N Winnipeg Date June 13/2019

Renovation/Alteration/Change in Occupancy*

For Renovations contained within tenant space

- Part 3 Buildings require professional designer's stamp if renovations/alterations include any components covered under Part 3 or Part 4 of the National Building Code
- Major occupancy of space *D*
- 3.2.2 classification *3.2.2.S8 → why? other req throughout NBC for this classification*
- Occupant load and water closet count *4 should be 3.2.2.S7*
- Plan view showing adjacent tenants (major occupancy) and required major occupancy and/or suite separation. Include Section view detailing same information if multi level space (if renovations are touching demising walls or are major renovations of the tenant space)
- Wall/Floor/Roof/LB construction type (including service/janitor/storage rooms, shafts)
- Emergency lighting and exit signage locations
- Exit locations and travel distances shown (both egress and exit)
- Sprinkler design drawings where required if the space is being reconfigured (ie new walls are proposed, existing walls are moving locations or existing walls are being removed)
- Fire alarm and detection system design drawings are required when space is reconfigured
- Fire extinguisher types and locations
- ~~Include any mezzanine information (area, floor and wall ratings, etc)~~
- Barrier-free requirements
- ~~Structural changes~~
- NEPA 96 for restaurants
- Energy Code for Additions (NECB or 9.36 – See flowchart)
- ~~NEF zones require noise impact analysis from professional (Zoning Bylaw, Section 10C.11)~~
- Add notes to TAS for NC construction ONLY and fill out Occupancy File Cover Sheet

Need into

will need k-1

NOTES

locking okay *columns rated for 1 hr ✓*

***Change in Occupancy applications will also require the following (in addition to above):**

- Previously approved major occupancy
- New proposed major occupancy
- All "change in occupancy's" in a Part 3 Buildings require professional designer's stamp
- Spatial separation information if moving to a more restrictive occupancy

Changing a Residential House to a Commercial Occupancy

- Major occupancy of space
- Occupant load
- Washroom count
- Exit locations
- Exit ratings (door swing can remain the same)
- Travel distance (egress and exit)
- Required floor, wall and supporting member ratings,
- Emergency lighting locations
- Required handrails and guards
- Basements converted to houses in Part 3 – no occupancy or storage
- Spatial separations (allowable windows, exterior wall ratings and cladding requirements)
- Barrier-free requirements
- NEF zones require noise impact analysis from professional (Zoning Bylaw, Section 10C.11)

NOTES

Date: _____

Signature: _____

Memo

May 24, 2019

ATTACH TO BUILDING PERMIT

Send VIA EMAIL: JPearson@Shindoco.com

To: John Pearson, Shindico Realty

Re: 221E Winnipeg Street, Building Permit Ref 1114887

The City issues approval as a Development Permit on the basis that the proposal is consistent with the City's letter of approval dated July 11, 2018, attached for reference. [18\(1\)\(a\), 18\(1\)\(b\)](#)
[18\(1\)\(a\), 18\(1\)\(b\)](#)

The above noted permit is approved on the following condition:

1. [18\(1\)\(a\), 18\(1\)\(b\)](#)
- 2.
- 3.

Should you have any questions or wish to discuss, please contact the undersigned at 306-777-7582 or email bmario@regina.ca.



Ben Mario MCIP RPP
Senior City Planner

cc: Street file

i:\wordpro\streets\2019\221 n winnipeg st memo bp 1114887.docx

Appendix A - Building Standards Commercial Permit Conditions

Dear Dave:

Application: 1114887

Address: 221 N Winnipeg St

The building permit is approved subject to the following conditions and other requirements that may be determined during the building inspection process. A stop work order may be issued by the building inspector for items not addressed.

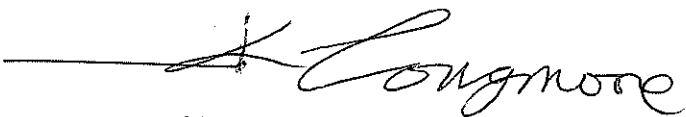
1. All construction to be noncombustible as required in Article 3.2.2.57 **[No submission required]**
2. Door hardware on exit and egress doors shall permit the door to be readily opened from the inside with not more than one releasing operation and without requiring keys, special devices or specialized knowledge of the door opening mechanism as per Articles 3.4.6.16 and 3.3.1.13. **[No submission required]**
3. The second floor suite is limited to 200 occupants based on washroom count **[No submission required]**
4. Vacant tenant space on other side of door at grid line D between 4 and 5 shall be inspected by building inspector. Should any issues with egress or exit travel distance, exiting, or distance between exits arise, revised information will be required to be submitted to the writer's attention **[Access to vacant space to be granted to building inspector]**
5. Firestopping to meet Subsection 3.1.9 and ULC system sheets to be provided on site to inspectors **[Submission required to the building and mechanical inspectors prior to inspection]**
6. Fire alarm verification required **[Submission required to building inspector prior to occupancy]**
7. Verification that the sprinkler system has been designed, constructed, installed, and tested in accordance with NFPA 13 as per Article 3.2.5.12. **[Submission required to the building inspector prior to occupancy]**

Inspection Process

After a building permit is issued, the building inspector will work with the permit applicant, owner and/or site personal to arrange routine inspections. Inspections are mandatory, will occur as a matter of routine for all projects and the owner is required to give the City notices of the events/occurrences identified in Section 17.2 of the UBAS Act.

If you have not yet been in contact with your building inspector and wish to book an inspection, please use our online booking form or contact Service Regina at 306-777-7000.

Regards,

A handwritten signature in black ink that reads "K Longmoore". The signature is written in a cursive style with a long horizontal line extending to the left.

Kelsey Longmoore, P.Eng
Building Code Engineer
Planning & Development Services Department

2476 Victoria Avenue, Regina SK S4P 3C8
P: 306.529.0287
E:Name@regina.ca