

## Pre-Move & Post-Move Inspections

### A **Pre-Move** Inspection:

- Identifies what items need to be corrected in order to bring the building up to NBC minimum standards. Note that many existing homes do not meet Code.
  - According to *The Uniform Building and Accessibility Standards Act*, Section 7(1) states:  
*Subject to subsections (2) and (3), the owner of each building in Saskatchewan shall ensure that the building is designed, constructed, erected, placed, altered, repaired, renovated, demolished, **relocated**, removed, used or occupied in accordance with the building standards.*
  - Once any structural change is made to a building (i.e. relocation) the building standards apply. The Pre-Move inspection identifies what these NBC requirements are so that the owner can make an informed decision before purchasing and/or moving the building.
  - The pre-move fee is a small price to pay if an owner learns that it will cost thousands (if not tens of thousands) of dollars in upgrades once moved in order to meet the minimum standards.
- Determines if the structural integrity of the building can withstand the move.
- Confirms if the building meets the building bylaws of the municipality it is being moved to.
- Communicates to this municipality, through information and photos, so that Council can make an informed decision about approving or rejecting the building.
- If it is a newer building that has already had NBC inspections done during the course of construction, then PBI may request and review the inspection reports.
- If it is a RTM or modular home, then PBI may request and review the specifications from the manufacturer, especially if it was constructed out of province.

### If approved by Council, a building permit is required for the **Post-Move** in order to:

- Review the site plan to determine if the placement of the building on the property needs to meet any additional NBC requirements (i.e. fire-rated gyproc, geo-technical investigation, etc.) If a deck, attached garage and/or basement development is also being added to the building, then a plan review for these projects will be done. These projects will be included for one extra billing unit, but only if the plans are provided at the plan review stage. If not, then a separate building permit will need to be taken out for each project built at a later date.
- Inspect the Foundation prior to the concrete pour to ensure it meets the site-specific engineer stamped design (or prior to backfilling if it is a wood foundation.)
- Inspect the Anchoring of the building onto the perimeter foundation.
- Inspect the Framing if there is an insulated attached garage or basement development.
- Conduct an Occupancy inspection to ensure that all minimum NBC requirements **identified in the Pre-Move inspection report** have been met before owners can move in (sleep overnight). A re-inspection is often required if ALL of these conditions are not met at the time of the Occupancy inspection.