

Planning and Development Services Advisory

Deferred Truss Pilot Project

Purpose

In collaboration with the Regina & Region Home Builders' Association (RRHBA), the City of Regina (City) has identified industry interest in applying for permits without submitting supplier-provided truss layouts at the outset. To evaluate whether this approach is practical and sustainable, the City is implementing a pilot project to assess its feasibility for all parties.

The pilot project is scheduled to run from July 1 to December 31, 2026, and applies to single family dwelling applications only, with or without a secondary suite. Eligible applicants may choose to follow this alternative process, where truss layouts are not required at the time of building permit application. Participation in the pilot is optional. **Builders may continue to follow the standard application process if preferred.**

Application phase:

During the pilot period, the City will not update checklists or application packages. Applicants wishing to participate must indicate "Deferred Truss Pilot Project" in the "description of work" and identify it on the application form. If this is not identified, all standard application requirements will apply, and the full information package must be submitted. All other checklist items must still be provided, as per the standard procedure.

If the applicant is using the pilot, the items listed below are still required:

1. Architectural plans showing beam and post locations with dimension lumber sizes indicated; or a note of 'beam by supplier' if the truss supplier is to provide sizing later on.
2. Sealed tall wall designs.
3. Lateral bracing details.

It is imperative that the applicant has someone to coordinate the architectural, structural, energy and truss supplier drawings to ensure they are consistent and loads are properly transferred to the ground.

Upon application approval/inspection phase:

1. A condition will be placed on the file that all engineered components be submitted to buildingdocs@regina.ca at least three business days prior to the framing inspection.
2. Truss layouts must be sealed by the design professional and must include the individual truss designs and all other components, as required (such as lateral bracing, headers, beams, etc.).
3. If drawings are not received three business days ahead, the inspection will be cancelled.
4. If deficiencies are found, no work will be able to proceed until the deficiency is rectified.
5. Any delay or deficiency resulting in additional work or fees are at the risk of the contractor and additional inspections, fees, engineering reports, or removal of work may be required.

For more information on this process, please submit a [service request](#).