

Sheds

Existing Exemptions from the Requirement to obtain a Building Permit

In Division C, Section 1.3. Subsection 1.3.1. (Permits), the following exemptions from the requirement to obtain a permit currently exist:

1.3.1.1. Requirement for Permits

(1) A person is exempt from the requirement to obtain a permit under section 8 of the Act,

- (a) for the *demolition* of a *building* located on a farm,
- (b) subject to Sentence (2), for the *construction* or *demolition* of a *building* in territory without municipal organization, or
- (c) for the *construction* of a Class 1 *sewage system*.

(2) The exemption in Clause (1)(b) from the requirement to obtain a permit does not apply to the *construction* of a *sewage system* in territory without municipal organization.

(3) The application for a permit respecting the *demolition* of a *building* to which Sentence 1.2.2.3.(1) applies shall include descriptions of the structural design characteristics of the *building* and the method of *demolition* of the *building*.

(4) No person shall commence *demolition* of a *building* or any part of a *building* before the *building* has been vacated by the occupants except where the safety of the occupants is not affected.

(5) A tent or group of tents is exempt from the requirement to obtain a permit under section 8 of the Act and is exempt from compliance with the Code provided that the tent or group of tents are,

- (a) not more than 60 m² in aggregate ground area,
- (b) not attached to a *building*, and
- (c) constructed more than 3 m from other structures.

Proposed amendment to the Building Code to exempt larger sheds

Potential Building Code changes could include the addition of a new Sentence 1.3.1.1.(6) of Division C that adds to the current exemptions from the requirement to obtain a building permit and to comply with the requirements in the Building Code:

(6) A shed is exempt from the requirement to obtain a permit under section 8 of the Act and is exempt from compliance with the Code provided that the shed,

- (a) is not more than 15 m² in *building area*,
- (b) is not more than one storey in *building height*,
- (c) is not attached to a *building*,

(d) is constructed more than 3 m from other structures,

(e) is used only for storage purposes ancillary to a principal *building* on the lot, and

(f) does not have plumbing located in it.