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.