

What is a Building Permit?

“A building permit is a document that provides legal authorization to begin construction of a building project”

Before you begin you need a Development Permit!

Why is a Building Permit Required?

A building permit is required in order to protect the health, and safety of the public.

After the application is filed the Development Officer / Building Inspector reviews the project design “before” construction begins to ensure compliance with National and Provincial Building Codes and Zoning By-Law regulations.

After the permit has been issued the Development Officer/Building inspector then visits the site to ensure that construction meets the minimum standards.

A Development Permit is required for any change in land use or site development.

- ***Permits protect you, your family and your neighbors.***
- ***Permits ensure that the work is in compliance with codes and safety standards.***
- ***Permits ensure professional standards are met.***

What Construction Projects Require Building Permits?

New Construction

Alterations

Renovations

Relocations

Repairs to a building or structure

Note — some minor repairs do not require a permit.

Failure To Take Out a Permit...

Work that is done without a permit may not meet the minimum building code requirements and could result in substandard construction. This could lead to costly repairs or lead to failure of the structure. Work that cannot be made to comply with building standards will be removed. The cost of a permit and variance “after the fact” is twice the original cost of a permit. Legal action will be initiated to ensure compliance.



Permits **REQUIRED** for

- Finishing unfinished spaces in a home (basements, recreation rooms, family rooms, attics, etc...)
- Repairing of foundations
- Installation of wood stoves & fireplaces
- Installation of pools holding over 24 in. of water
- Construction of open decks (with a floor height over 8" above ground level)
- Enclosure of an existing open deck (ie: sunroom)
- Erection of temporary structure (special event tents, temporary garages set up for a period of over 48 hrs)
- Construction of detached accessory buildings with a floor area over 108 sq. ft.
- Construction of attached and detached garages or carports
- Demolition, removal or partial removals of buildings or structures.

Permits **NOT REQUIRED** for

- Replacement of stucco, siding or shingles with the same material
- Replacement of doors when the opening is not enlarged or reduced in size
- Replacement of an open landing and stairs
- Construction of fences (single and two family dwellings)
- Patching, painting and decorating
- Installation of cabinets and shelves

NOTE: Although a building permit may not be required, it is still necessary for the above projects to comply with the Building Code and applicable zoning requirements.

In all cases a **Development Permit** must be obtained before any type of work is undertaken.

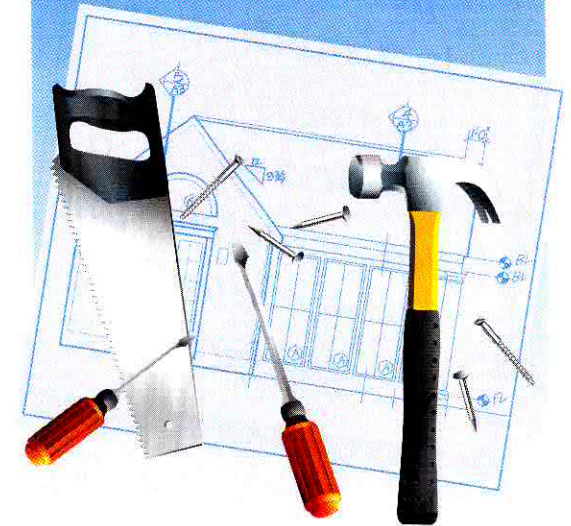


South Central Planning District

130 Broadway St.
P.O. Box 40
Holland, MB R0G 0X0
Ph: 204-526-2800
Fax: 204-526-2028
bbae@scpd.ca

Visit us on the web at:
www.scpd.ca

Do I Need a Building Permit?



SOUTH CENTRAL PLANNING DISTRICT

R.M. of Victoria
R.M. of Lorne
R.M. of South Norfolk
Village of Somerset
Town of Treherne
Village of/de Notre Dame de Lourdes