

Building Permits are required **BEFORE** you:

- Renovate or add on to an existing building
- Construct a new home
- Construct a new accessory building or structure larger than 8m<sup>2</sup>
- Remove, relocate, alter or construct interior walls
- Complete a previously unfinished area in an existing building (including finishing a basement)
- Construct, cover, or enclose porches and exterior decks
- Place or construct a swimming pool, hot tub, or spa pool deeper than 0.5 m
- Build any pool fences
- Construct a chimney or install a woodstove or insert
- Construct retaining walls greater than 1.2 m in height or any retaining wall in a Hazard Lands Development Permit Area
- Construct fences higher than 2 m in rear and side yards or higher than 1.2 m in the front yard setback area in single family residential areas
- Substantially re-siding an existing building
- Make plumbing additions or alterations
- Restore or repair of building structural components and systems
- Restore or repair of significant building fire and life safety components and systems
- Demolish, relocate, or move a building
- Alter or change the size or placement of existing windows

**MANY HOME RENOVATIONS REQUIRE A BUILDING PERMIT.**

**FAILURE TO ACQUIRE A PERMIT BEFORE STARTING**

**CONSTRUCTION WILL RESULT IN A DOUBLE PERMIT FEE.**

Building Permits are **NOT** required for minor non-structural modifications such as:

- Cabinet replacement
- Painting (a Permit is required for the Downtown Development Permit Area)
- Roofing repairs or re-roofing provided there are no structural alterations or repairs (third party inspection recommended)
- Installation of new windows of same size and function for single family homes
- Retaining walls under 1.2 m in height outside of the Hazard Lands Development Permit Area
- Fences under 2 m in height or 1.2 m in front yard setback in single family residential areas except pool fencing
- Landscaping
- Construction of a new accessory building or structure 8m<sup>2</sup> or less within the required setbacks
- Flooring
- Minor exterior finish repair or minor replacement of siding and trims

**IF YOU ARE UNSURE, OR FOR ANY ITEMS NOT INCLUDED ABOVE,**

**PLEASE CONTACT THE BUILDING DEPT AT 250-746-6126**