

Development and Building

Public Information Document

Development Permit ≠ Building Permit

Development Permit and Building Permit are two separate processes.

In most cases a development permit must be approved prior to a building permit being issued .

BUILDING PERMIT	
APPROVES	<ul style="list-style-type: none">• Building Structure.
ENSURES COMPLIANCE WITH	<ul style="list-style-type: none">• The Construction Codes Act.• The Building Codes Act.• National Building Code of Canada.• National Energy Code of Canada for Buildings.• Municipal Building Bylaw.

BUILDING PERMITS	
REQUIRED	NOT REQUIRED
<ul style="list-style-type: none">• New building and structure construction, including garages, decks, patios, porches, entrance steps, wheelchair ramps.• Structural changes to existing buildings.• New and ready to move (RTM) buildings.• Demolition, repair, relocation alteration or addition to an existing building or structure.• Change of occupancy or use of an existing building.• Accessory buildings larger than 10m² (107ft²).• Decks over 2ft/600mm above grade, and roof enclosures over existing or new decks.• Retaining walls, swimming pools (including any device holding over 2 ft/60 mm of water.• Basement development in existing or new buildings.• Installing bay, bow, or box windows in new or existing openings• Installation or replacement of any fire alarm system• Alterations or repairs to heritage buildings• Basement developments, secondary suites or fireplaces in your home• Demolition, repair, alteration or addition to an existing building or structure including: solar panel installation, repair after fire or water damage and structural repairs.	<ul style="list-style-type: none">• Fences, private sidewalks & driveways, planters.• Open decks under 2 ft/600 mm above grade.• Painting, Cabinet work, decorating and laying flooring.• Replacing materials (eg: roofing or siding) or for cosmetic upgrades (eg: painting or flooring) not affecting structural integrity or life safety.• Accessory Buildings and Structures (garden sheds, etc) that do not exceed 10m² (107ft²). provided that minimum setback requirements are maintained as per the zoning bylaw, 24-2021.• Replacing doors and windows of the same size.• Accessory farm building and structures• Replacing doors and windows in existing openings, as long as the outside dimension of the window or door does not change, the opening area is not changing and the level of life/fire safety is not changing, ie. the fire protection rating or egress hardware• A play structure <p><i>Although these items do not require a building permit, it is still necessary for these projects to comply with Building Code and Zoning requirements and Sask 1st Call.</i></p>

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