



Minor Projects – When is a Building Permit Required?

Below is a list of some common projects and when a building permit may be required. This list is intended as a guideline and does not include every circumstance or variable that may be considered when evaluating permitting requirements. Contact your local Safety Codes Officer with the details of your project to confirm if a permit is required or to determine what alternate solutions may be available for your project.

What determines when a permit required?

Some variables used to determine when permits are required as shown below include the Safety Codes Act, Permit Regulation, and applicable Codes:

- The \$5,000 value referenced below is in accordance with the Permit Regulation Section 3, where the prevailing market value must be assessed, not simply the cost of materials. A general rule of thumb for projects you complete on your own is to take the cost of materials and double it to obtain the approximate value of materials and labour or prevailing market value.
- The 10m² threshold referenced below is found in the Building Code.

Noteworthy items before you get started!

Temporary / Seasonal Sun Shelters

If you have a temporary or seasonal sun shelter, a building permit is not required regardless of the size or value of it. This is viewed as a temporary tent which has a permit exemption within the Permit Regulation. Temporary or seasonal would mean the sun shelter would be disassembled in the winter months. (Note: Event tents do not fall under this same exemption)

Pre Fabricated Structures

If your pre-fabricated structure is such that a building permit is required (when the value exceeds \$5,000), please be aware that the engineering from the product manufacturer will be required for permit approval and issuance. There are companies that provide the engineering detail for their products, however there are many that do not. If the engineering is not provided to you by the manufacturer, engineering will have to be obtained by a third party. When purchasing any pre-fabricated structure, we would strongly encourage you to confirm if it would require a building permit. When a Building Permit is required, please confirm if your manufacturer has the engineering information to support their product.

Covered Deck

When constructing a covered deck, it must be attached to a building on one side as a minimum when utilizing a post and beam construction method. If the covered deck will not be attached on one side when constructed as post and beam, then engineering will be required or alternative design or construction methods may be available as prescriptive solutions within the Building Code.

Planning ahead can save you time & money! Consult your Safety Codes Officer to evaluate code requirements and options available prior to undertaking any project.

Edmonton Office		Cold Lake Office		Lethbridge Office	
Address 300W, 14310 111 Avenue, Edmonton		Address 110, 4910 50 Avenue, Cold Lake		Address 2825 18 Avenue N, Lethbridge	
Phone (780) 454-5048	Toll Free 1 (866) 554-5048	Phone (780) 594-4301	Toll Free 1 (888) 853-6411	Phone (587) 787-4143	Toll Free 1 (888) 852-3558
Fax (780) 454-5222	Email questions@inspectionsgroup.com	Fax (780) 594-3720	Email questions@inspectionsgroup.com	Fax (587) 787-4142	Email south@inspectionsgroup.com

Project Scope	Building Permit Required	
	Yes	No
Attached or Detached Deck (when over two feet off the ground)		
• Project Value under \$5,000	X	
• Project Value under \$5,000, project area over 10m ²	X	
• Project Value over \$5,000, any size	X	
Attached or Detached Deck (ground level or less than two feet off the ground)		
• Project Value under \$5,000		X
• Project Value under \$5,000, project area over 10m ²		X
• Project Value over \$5,000, any size	X	
Construct a Cover for Existing Deck		
• Project Value under \$5,000	X	
• Project Value under \$5,000, project area over 10m ²	X	
• Project Value over \$5,000, any size	X	
Gazebo – Pre-Fabricated		
• Project Value under \$5,000		X
• Project Value under \$5,000, project area over 10m ²		X
• Project Value over \$5,000, any size	X	
Gazebo – Built On-Site / Stick-Framed		
• Project Value under \$5,000		X
• Project Value under \$5,000, project area over 10m ²	X	
• Project Value over \$5,000, any size	X	
Solarium – Pre-fabricated & constructed from wood or metal		
• Project Value under \$5,000		X
• Project Value under \$5,000, project area over 10m ²	X	
• Project Value over \$5,000, any size	X	
Retaining Wall		
• Over four (4) feet	X	
• Less than four (4) feet		X
Built Shed / Accessory Building - Built On-Site		
• Project Value under \$5,000		X
• Project Value under \$5,000, project area over 10m ²	X	
• Project Value over \$5,000, any size	X	
Shed / Accessory Building - Relocated Pre-fabricated		
• Project Value under \$5,000		X
• Project Value under \$5,000, project area over 10m ²	X	
• Project Value over \$5,000, any size	X	
Hot Tub		
	X	
Above-Ground Swimming Pool		
	X	
Wood-Burning Stove / Fireplace		
	X	

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