

- r19** (6) A shed is exempt from the requirement to obtain a permit under section 8 of the Act and is exempt from compliance with this Code, provided that the shed,
- is not more than 15 m² in *gross area*,
 - is not more than one *storey* in *building height*,
 - is not attached to a *building* or any other structure,
 - is used only for storage purposes ancillary to a principal *building* on the lot, and
 - does not have plumbing.
- r20** (7) A *demountable stage* or *demountable support structure* not regulated by Section 3.16A. of Division B is exempt from the requirement to obtain a permit under section 8 of the Act and is exempt from compliance with this Code.

1.3.1.2. Applications for Permits Under Section 8 of the Act

- An application for a permit under section 8 of the Act to *construct* or *demolish* a *building* shall be made by,
 - the owner of the property on which the proposed *construction* or *demolition* is to take place, or
 - the authorized agent of the owner referred to in Clause (a).

(2) An application referred to in Sentence (1) shall be in a form approved by the *Minister*.

(3) In Sentence (1),

“owner” includes, in respect of the property on which the *construction* or *demolition* will take place, the registered owner, a lessee and a mortgagee in possession.

1.3.1.3. Period Within Which a Permit is Issued or Refused

(1) Subject to Sentences (2) and (3) and unless the circumstances set out in Sentence (6) exist, if an application for a permit under subsection 8(1) of the Act that meets the requirements of Sentence (5) is submitted to a *chief building official*, the *chief building official* shall, within the time period set out in Column 2 of Table 1.3.1.3. corresponding to the class of *building* described in Column 1 of Table 1.3.1.3. for which the application is made,

- issue the permit, or
- refuse to issue the permit and provide in writing all of the reasons for the refusal.

(2) If an application for a permit under subsection 8(1) of the Act proposes *construction* or *demolition* of two or more *buildings* of different classes described in Column 1 of Table 1.3.1.3. that have different time periods in Column 2 of Table 1.3.1.3., the longer of the time periods shall be the time period for the purposes of Sentence (1).

(3) If an application for a permit under subsection 8(1) of the Act proposes *construction* or *demolition* of a *building* described in Sentence (4), the time period for the purposes of Sentence (1) shall be the longer of,

- 10 days, and
- the time period corresponding to the class of the *building* described in Column 1 of Table 1.3.1.3. that the *building* described in Sentence (4) serves, if any.

(4) A *building* referred to in Sentence (3) is,

- a structure occupying an area of 10 m² or less that contains *plumbing*, including the *plumbing* appurtenant to it,
- plumbing* not located in a structure,
- a *sewage system*, or
- a structure designated in Article 1.3.1.1. of Division A.

(5) The requirements that an application for a permit under subsection 8(1) of the Act must meet for the purposes of Sentence (1) are,

- that the application is made in the form described in Sentence 1.3.1.2.(2),
- that the applicant for the permit is a person described in Clause 1.3.1.2.(1)(a) or (b),
- that all applicable fields on the application form and required schedules are completed,
- that all required schedules are submitted with the application,

- (e) that payment is made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the Act, to be paid when the application is made, and
- (f) that the applicant has declared in writing that,
- (i) the application meets all the requirements set out in Clauses (a) to (e),
 - (ii) the application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the Act,
 - (iii) the application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the Act which enable the *chief building official* to determine whether the proposed *building, construction* or *demolition* will contravene any *applicable law*, and
 - (iv) the proposed *building, construction* or *demolition* will not contravene any *applicable law*.
- (6) The *chief building official* is not required to make a decision within the time period required by Sentence (1) with respect to an application that meets the requirements of Sentence (5) if the *chief building official*,
- (a) determines that,
 - (i) the application is not accompanied by the plans, specifications, information and documents referred to in Subclauses (5)(f)(ii) and (iii), or
 - (ii) the proposed *building, construction* or *demolition* will contravene any *applicable law*, and
 - (b) advises the applicant of his or her determination and provides in writing the reasons for the determination within two days.
- (7) Subject to Sentences (9) and (10), the time period described in Sentences (1) to (3) and in Clause (6)(b) shall begin on the day following the day on which an application that meets the requirements of Sentence (5) is submitted to the *chief building official*.
- (8) The time periods described in Column 2 of Table 1.3.1.3. and in Clause (6)(b) shall not include Saturdays, holidays and all other days when the offices of the *principal authority* are not open for the transaction of business with the public.
- R13 (8.1) Despite Sentence (8), the time periods described in Column 2 of Table 1.3.1.3. and in Clause (6)(b) include days when the offices of the *principal authority* are not open for the transaction of business with the public if the reason given by the *principal authority* for the offices not being open is related to coronavirus (COVID-19).

Table 1.3.1.3.
Period Within Which Permit Shall be Issued or Refused
 Forming Part of Article 1.3.1.3.

Item	Class of Building	Time Period
R20 1	(a) Except for a <i>retirement home</i> , a <i>house</i> , where no <i>dwelling unit</i> is located above another <i>dwelling unit</i> . (b) A detached structure that serves a <i>building</i> described in Clause (a) and does not exceed 55 m ² in <i>building area</i> . (c) A tent to which Section 3.14. of Division B applies. (d) A sign to which Section 3.15. of Division B applies. (e) A <i>demountable stage</i> or <i>demountable support structure</i> to which Section 3.16A. of Division B applies.	10 days
2	(a) <i>Buildings</i> described in Clause 1.1.2.4.(1)(a), (b) or (c) of Division A, other than <i>buildings</i> described in Column 1 of any of Items 1 and 4 of this Table. (b) <i>Farm buildings</i> that do not exceed 600 m ² in <i>building area</i> .	15 days
R6 3	(a) <i>Buildings</i> described in Clause 1.1.2.2.(1)(a) or (b) of Division A, other than <i>buildings</i> described in Column 1 of any of Items 1 and 4 of this Table. (b) <i>Farm buildings</i> exceeding 600 m ² in <i>building area</i> . (c) <i>Retirement homes</i> .	20 days
4	(a) <i>Post-disaster buildings</i> . (b) <i>Buildings</i> to which Subsection 3.2.6. of Division B or any provision in Articles 3.2.8.3. to 3.2.8.11. of Division B applies.	30 days
	Column 1	2