















District of
North Saanich
1620 Mills Road
North Saanich, B.C.
V8L 5S9

Do I need a Building Permit?









Building Permits are required BEFORE you:

-  renovate, repair or add on to an existing building
-  construct a new home
-  construct a new accessory building or structure greater than 10m² (107 ft²)
-  remove, relocate, alter or construct interior walls
-  complete a previously unfinished area in an existing building
-  construct, cover or enclose a porch or sun deck
-  demolish, relocate or move a building
-  construct a swimming pool, hot tub or spa pool deeper than 1 metre
-  construct a chimney or install a woodstove or insert
-  construct retaining walls 1 metre (3.28') in height or more (professional engineer required)
-  construct fences 2 metres (6.56') in height or higher
-  make plumbing additions or alterations

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

**FAILURE TO ACQUIRE A PERMIT BEFORE STARTING WILL
RESULT IN A DOUBLE PERMIT FEE**

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

-  cabinet replacement
-  painting
-  flooring
-  roofing repairs or re-roofing (third party inspection recommended)
-  decorative finish repair or replacement
-  retaining walls under 1 metre (3.28') in height
-  fences under 2 metres (6.56') in height
-  landscaping (with the exception of irrigation systems) - construction permit may be required

**IF YOU ARE UNSURE, PLEASE CONTACT THE
BUILDING DEPARTMENT AT 655-5470**