

## Update on new Building Permit Process

As you may be aware, the Prince Edward Island *Building Codes Act* and Regulations came into effect on March 31<sup>st</sup>, 2020. These two documents outline the administration and enforcement requirements for a new Building Permit process.

In almost all cases, two permits will now be required before construction or demolition of a building.

Municipalities with official plans and bylaws with respect to land use and zoning will continue to issue the first permit, known as the Development Permit. This permit ensures that the applicant is proposing to do work in accordance with municipal bylaws.

The second permit, known as a Building Permit, is new to most of PEI. The Building Permit process ensures that the proposed work is both designed and constructed in accordance with the National Building Code of Canada, and where applicable, the National Energy Code of Canada for Buildings. This Building Permit will be issued by the provincial government within all jurisdictions that have signed back the responsibility of enforcement and administration to the Minister of Agriculture and Land via the Municipal Agreement.

In jurisdictions that do not currently issue Development Permits, the Provincial government will issue both.

**It is important to note that the Province is delaying application of the Act and Regulations for single and two-unit dwellings, along with structures that are accessory to those buildings (e.g. decks, detached garages, etc.). This means that no Building Permit will be required for these structures until March 31<sup>st</sup>, 2021.**

**If a project has not yet begun, it will require a Building Permit, this includes permits already issued and permits that have not yet received Development Permit approval.**

We ask you to inform Development Permit applicants that they are required to receive an additional permit from the Province before they may begin construction. To ensure that a Building Permit is not issued without Development Permit approval, we ask that all Development Officers submit a confirmation of approval to [landsdivision@gov.pe.ca](mailto:landsdivision@gov.pe.ca). A confirmation template email will be made available shortly.

Building Codes Act:

[https://www.princeedwardisland.ca/sites/default/files/legislation/b-05-1-building\\_codes\\_act.pdf](https://www.princeedwardisland.ca/sites/default/files/legislation/b-05-1-building_codes_act.pdf)

Building Codes Act Regulations:

[https://www.princeedwardisland.ca/sites/default/files/legislation/b05-1-1-building\\_code\\_act\\_building\\_code\\_regulations.pdf](https://www.princeedwardisland.ca/sites/default/files/legislation/b05-1-1-building_code_act_building_code_regulations.pdf)

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