

Part 3 Buildings



Building Permit Process

The City of Summerside has adopted the 2005 Edition of the National Building Code of Canada as the minimum standard of construction in the City.

A Building Permit is required before a building or part thereof is constructed, altered, demolished or changed from one major occupancy type to another.

In order to obtain a building permit, you must fill out an application form describing the work and submit enough information to allow the City to assess code compliance.

For buildings classified as Part 3 Buildings in the National Building Code, the City requires that all plans and specifications bear the seal of a professional designer(s) (engineer and/or architect). The professional designer must acknowledge that the building was designed to meet code requirements and subsequently, that the building was constructed in accordance with their design.

Please check with the City early in the process to determine if any other City bylaws or regulations are applicable. Once any other approvals are obtained and all the information is submitted, it may take a few days or more to review your application and issue a building permit.

Plan Requirements

The following information must be submitted with the building permit application for a Part 3 Building:

- site plan to scale indicating:
 - the location of the building
 - services on the site
 - proposed driveway access and parking
 - setbacks to property boundaries
 - adjacent buildings
 - signage where applicable

- floor plan to scale indicating:
 - proposed use of each room or area

- wall construction
 - openings
 - exits and access to exits
 - elevations
 - finish schedules
 - barrier free design elements
- Structural plans indicating:
 - foundation plans and details
 - truss plans and details
 - structural framing plans and details
 - Mechanical plans indicating:
 - mechanical ventilation
 - fire suppression systems
 - Electrical plans indicating:
 - fire alarm systems
 - emergency and exit lighting systems
 - Other information as required to determine building code and bylaw compliance
- Property number (found on property tax bill)
 - Square feet/meters of building project

Fees and Inspections

The fee for a building permit is \$15.00 plus \$3.00 per \$1000 of construction value over \$5000. Please display the building permit in a prominent location on the work site.

Inspections will be carried out by the City at a number of points during construction. These will be identified when the permit is issued. Please advise the Building Inspector three days before the required inspection is due.



Building Codes

In ancient Babylonia, one of the articles in the Code of Hammurabi stated that if a house collapses, the builder shall be slain. So building codes are not new although modern building codes are less hazardous to the health of builders. Modern codes appeared after the widespread loss of life and property in the latter part of the 19th Century in North America. Building Codes help to ensure health, safety and welfare of citizens by:

- reducing potential fire hazards.
- allowing occupants time and facilities to safely exit a building in an emergency.
- requiring certain buildings to be barrier free.
- regulating structural soundness of buildings.
- reducing property loss from fires.

The National Building Code was developed to ensure that uniform standards would be used across the country which reduces building costs by allowing large scale manufacturing.

Contacts

General Inquiries.	432-1262	City of Summerside
Building Officer.	432-1261	Technical Services Department
City Planner.	432-1260	275 Fitzroy Street, 3 rd Floor
Director of Technical Services.	432-1258	Summerside, P.E.I. C1N 1H9
Via Fax.	436-3191	

