



Rural Municipality of Buffalo No. 409

Public Information Document

Development Permits and Building Permits are two separate processes.

In most cases a development permit must be approved before a building permit being issued.

A Building Permit approves a building structure and ensures compliance with the following:

- The Construction Codes Act
- The Building Codes Act
- National Building Code of Canada
- National Energy Code of Canada for Buildings
- Municipal Building Bylaw

Building Permits are required for the following:

- New building and structure construction, including garages, decks, patios, porches, entrances steps, wheelchair ramps.
- Structural changes to existing buildings
- New and ready to move homes (RTM)
- Demolition, repair, relocation alteration or addition to an existing building structure.
- Change of occupancy or use of an existing building
- Accessory buildings larger than 10m² (107ft²)
- Decks over 2 ft/600mm above grade, and roof enclosures over existing or new decks.
- Retaining walls, swimming pools (including any device holding over 2ft/60mm of water).
- Basement development in new or existing buildings.
- Installing bay, bow or box windows in new or existing openings.
- Installation or replacement of any fire alarm system
- Alterations or repairs to heritage buildings
- Basement developments, secondary suites or fireplaces in your home.

- Demolition, repair, alteration or addition to an existing building or structure including: solar panel installation, repair after fire or water damage and structural repairs.

Building Permits are NOT required for the following:

- Fences, private sidewalks & driveways or planters
- Open decks under 2ft/600mm above grade.
- Painting, cabinet work, decorating and laying flooring.
- Replacing materials (eg: roofing or siding) or cosmetic upgrades not effecting the structural integrity of life safety.
- Accessory buildings and structures (garden sheds) that do not exceed 10m² or 107ft².
- Replacing doors and windows of the same size.
- A play structures

Although these items do not require a building permit, it is still necessary for these projects to comply with Building Code and Zoning requirements and Sask 1st call.