
BULLETIN 2003-014-AD

APRIL 19, 2007

PERMITS FOR STRATA BUILDINGS

The purpose of this bulletin is to clarify when written approval is required from a Strata Corporation prior to the issuance of building or trade permits.

Changes to the Strata Title Act and advice from our Legal Department have caused us to review our policy with respect to the issuance of building and trade permits on Strata buildings.

Written approval from a Strata Corporation **IS** required when,

- a) the proposed work involves common or limited common property. (Note: Review of the Strata Plan may be required in order to determine the exact configuration of the property and the location of common or limited common property within the subject building.) Typically work involving common or limited common property includes work to the building's exterior walls, party walls between suites and public corridors, attic spaces and services serving more than one unit, or
- b) the proposed work within a single lot increases the square footage of the subject unit entitlement. (ie. the applicant's share of total square footage for the complex) This is outlined in Subsection 5(2) and (b) of the Strata Property Regulations.

Written approval from a Strata Corporation **IS NOT** required when:

- a) the building or trade permit applicant owns the subject strata lot, and
- b) the alterations are **ONLY** to the subject strata lot and do not affect the common or limited common property.

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