

ARE YOU PLANNING A HOME IMPROVEMENT PROJECT?

Purpose

Home improvement projects such as deck and shed renovations, home additions, and swimming pools and hot tubs occur throughout the year. We encourage residence to check with Permit and License inspection staff before beginning a project to see if a building permit is required. Staff are available to help individuals through the building permit process to ensure the application is completed with all the requirements.

Storage Shed:

- YES** If the proposed building is over 107 ft² (10 m²).
- NO** If the proposed building is under 107 ft² (10 m²) and used for storage purposes only, a building permit is not required. However siting requirements, building height and lot coverage based on zoning will still apply. Roof overhangs and foundations cannot project onto a neighboring property.

Swimming Pool or Hot Tub:

- YES** A building permit is required for any swimming pool or hot tub with a water surface exceeding 53 ft² (5 m²) or a depth of more than 23.6" (0.6m). For information on pool fencing regulations refer to the District of Summerland Building and Zoning Bylaws.
- NO** If the pond is less than 53 ft² (5 m²) in size and less than 23.6" (0.6m) deep.

Deck:

- YES** In most cases, a building permit will be required when constructing a deck addition on a house.
- NO** Uncovered decks under 2 ft (0.6m) above grade do not require a building permit.

Fence:

- YES** If the fence is to be built on top of a retaining wall over 4ft (1.2m) in height, in which case a permit is required for the retaining wall.
- NO** A building permit is not required to construct a fence unless the fence is to be built on top of a retaining wall over 4 ft (1.2m) in height. However, a fence must be located on your own property. If two neighbours decide to share a fence, the District of Summerland has no jurisdiction in disputes that may arise. Additional fencing regulations are contained in Section 5.5 of the District of Summerland Zoning Bylaw.

Building and Zoning Bylaws can be found online at: <https://www.summerland.ca/planning-building/zoning>