



Building Permits in Strata Buildings

No.: PERMITS-35

Date: 2004-11-03

Revised: 2016-03-31

Purpose:

For clarification and information to owners, designers and contractors when written authorization from a Strata Corporation is required when submitting an application for a building permit in a strata building.

Background:

The Strata Title Act requires that permission from a strata corporation be obtained whenever construction affects common property as defined by the Strata Title Act.

Implementation:

- Written approval from the Strata Corporation IS REQUIRED when the proposed work involves common or limited common property.
- “**common property**” means
 - a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
 - b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located
 - i) within a floor, wall or ceiling that forms a boundary
 - A) between a strata lot and another strata lot,
 - B) between a strata lot and the common property, or
 - C) between a strata lot or common property and another parcel of land, or
 - ii) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property;
- “**limited common property**” means common property designated for the exclusive use of the owners of one or more strata lots.

Further Information:

Should you have any questions contact your strata corporation. Questions regarding this City policy please contact the Supervisor, Permits at 604-276-4278.