



BUILDING BULLETIN

Building Services

Subject: Start of Construction
Building Bulletin No: BD.BB.19.13
Date Issued: May 13, 2019
Date Revised:
Reference: s. 8(1) *Building Code Act*

A. Purpose

The purpose of this Building Bulletin is to ensure that the construction industry, contractors, owners and consultants are clearly informed of the Chief Building Official's interpretation of when construction has deemed to commence.

B. Background and Definitions

Building Code Act: Building permits

8 (1) No person shall construct or demolish a building or cause a building to be constructed or demolished unless a permit has been issued therefor by the chief building official. 1992, c. 23, s. 8 (1); 1997, c. 30, Sched. B, s. 7 (1)

Start of construction means the commencement of the excavation or digging of the footing or foundation of a building and also includes the excavation of sanitary & water services, the placement of permanent construction of a structure on a site or the placement of a manufactured home on a foundation.

C. General Interpretation and Requirements

1. Activities during the planning stage such as, surveying, setting property lines and security fence are not activities whereby construction has deemed to commence.
2. Commencement of construction begins from the point of having an official building permit in hand, and beginning actual demolition or excavation for the project, and continuing on a daily or regular basis until completion.
3. Excavation for a proposed building will be deemed as commencement of construction, therefore, a building permit shall be obtained prior to any excavation.

D. Reference Information

Building Code Act

E. Attached

N/A

F. Review Cycle

This building bulletin will be reviewed annually by the Chief Building Official.

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