Guide – Determine if a Building Permit is Complex

How to tell if your building permit application may be complex

Use this handout to help decide whether your building permit application may be considered complex under the 2024 BC Building Code and Delta's Building and Plumbing Bylaw. If your project meets any of the criteria below, you may need to provide more detailed drawings, reports, or professional documents with your application.

Step 1: Check the BC Building Code criteria

Your application may be complex if the building will be used for any of these occupancies:

- ❑ Assembly – Group A
- ❑ Care – Group B, Division 3
- ❑ Detention – Group B, Division 2
- ❑ High Hazard Industrial – Group F, Division 1
- ❑ Treatment – Group B, Division 2
- ❑ Post-Disaster buildings

OR

Your application may also be complex if the building is more than 600 m² in building area or more than 3 storeys in building height, and the building will be used for one of these occupancies:

- ❑ Residential
- ❑ Business & Personal Services
- ❑ Mercantile
- ❑ Low-Hazard Industrial
- ❑ Medium-Hazard Industrial

Step 2: Check complex building parameters as per Delta's Building and Plumbing Bylaw 8065, 2021

Follow the Step 1 criteria except for farm buildings. Farm buildings are considered complex when they exceed 400 m², unless the farm building is classified as "low human occupancy" under the Farm Code. Low human occupancy means the building has an *occupant load* of not more than one person per 40 m² of *floor* area during normal uses. A farm building over 400 m² that meets this definition is considered non-complex.

This handout is a guide only. Delta will confirm whether your application is complex during intake or plan review, based on the full scope of work and the information you submit.

Step 3: What to do next

1. Gather the Building Permit Requirements Non-Residential | City of Delta
2. Contact Delta's Development Department if you are unsure before applying.
3. Submit your applications through Delta Online or at development@delta.ca or in person at City Hall.



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