

Property Owner Design Exemptions (OBC Div.C, 3.2.4. and 3.2.5.)

A property owner who is not a licenced Professional Engineer or Architect, or holder of a current BCIN registration with qualifications in specific areas of construction, is eligible to complete their own designs if the scope of work only relates to;

1. A house owned by that person.
2. An ancillary (accessory) building not more than 55 m² (592 ft²) in building area that serves only;
 - a) a house owned by that person, or
 - b) a dwelling unit in a house owned by that person.
3. A farm building;
 - a) is of low human occupancy,
 - b) is 2 storeys or less in building height, and
 - c) is not more than 600 m² (6458 ft²) in building area.
4. A sewage system owned by that person.
5. Tents (or groups of tents) not more than 225 m² (2422 ft²) in aggregate building area, not containing bleachers or not having sidewalls.
6. Signs that are not structurally supported by a building or require professional design.
7. Site services, including:
 - a) surface drainage, and
 - b) plumbing located underground, located either outside the building or under a building.
8. Construction of pre-engineered elements of a building (if the design of the elements is carried out by a person competent in the specific discipline appropriate to the circumstances).

9. Construction of appliances, equipment or other incidental components of a building.

Important!

All design work done by an unlicensed/unqualified person needs to meet all aspects of the OBC. Any designs outside of this list may be completed by an unqualified person provided the design has been reviewed by a qualified designer (P.Eng., Arch. or registered BCIN designer) for which they will take responsibility for the aspects of the design they choose and denote on title block of the plans or Designer Information Page.