

Checklist: Building Permit

Steel Storage Containers



Bulletin # 08-01

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If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaw and/or codes shall be the legal authority.

Purpose

This bulletin is to inform staff, developers, builders, subcontractors, designers, and business owners of the requirements pertaining to the placement of steel cargo containers and to regulate the placement and use of steel containers.

Background

The Building & Permitting Branch has received numerous inquiries about the placement of steel storage containers that may require a building permit to comply with the City of Kelowna Building Bylaw 7245 and Zoning Bylaw 12375.

These containers are not manufactured based on a regulation or standard that is referenced in Part 9 of the British Columbia Building Code (BCBC). If the containers are placed on a temporary basis, they may be considered *equipment* for storage use only, rather than a *structure* for the purpose of the BCBC & Zoning Bylaw.

For permanent storage use in residential and some commercial areas, the City of Kelowna Building & Permitting Branch requires a building permit to allow the storage and use of these steel containers. The application will require an architect to provide schedules and design addressing all elements of BCBC.

A steel storage container may be used on a temporary basis when:

There is a valid building permit on the property where the container is being used in relation to the building permit if it is not in conflict with any bylaws. The storage container must be removed 2 months after occupancy is granted.

Note:

1. All uses of containers are subject to the land use regulations of the City of Kelowna and the Community Planning Department should be consulted prior to placement for approval.
2. Temporary means the placement of the containers for no longer than 12 months on a property. This timeline may be reviewed by the building department and extended when necessary to meet construction timelines.
3. Conversion for residential occupancy must meet all requirements of CSA A277. Reports, certifications, and engineering for permanent foundation systems will be required.

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