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PURPOSE

To inform storage container suppliers, staff, building contractors and the general public of the requirements pertaining to the placement of steel cargo containers for storage purposes.

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 8000.

These containers are not manufactured based on a regulation or standard that is referenced in the British Columbia Building Code (BCBC). (If these containers are placed on a temporary basis, then they would 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 following requirements must be met to obtain a building permit:

- ▶ An accessory building (i.e. enclosed structure with a roof and wall screening) needs to be constructed to house the containers to the requirements of the BCBC. The design of this accessory building shall compliment the form and character of the principal building.
- ▶ These accessory structures must meet all requirements of the City of Kelowna Zoning Bylaw (i.e. height, setbacks and site coverage).
- ▶ These steel storage containers must be placed within an accessory structure with a permanent foundation.

Exceptions: A steel storage container may be used on a temporary basis. Also, a steel storage container may be used on a construction site which has a valid building permit for that project under construction and must be removed prior to the completion of construction and issuance of an Occupancy Permit.

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 6 months on a property. In special circumstances this term may be reassessed.
3. Conversion for residential occupancy must meet all requirements of CSA A277. Reports, certifications and engineering for foundations systems will be required.

CONCLUSION

The goal is to regulate the placement of these steel containers for storage use or other occupancies.

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