2026 Changes to Sarnia Building Permit Processes for Single Family Dwellings, Additions and Renovations

The below changes will come into effect for applications submitted on or after **February 17, 2026**.

1. **Truss Layout** to be provided at the time of building permit application.
    a. Truss layouts must be reviewed to ensure point loads and loadbearing walls, etc. are taken into account.
    b. Where the truss span exceeds 12.20 m (40 ft) Engineer Design is required for the supporting wood-frame structure: (Div. B – 9.23.1.1.)
    c. Truss shop drawings are not required until Framing Inspection.

2. **Floor Layouts** (where using TJI's/LVLS) to be provided at the time of building permit application.

3. **The truss layout and floor joist layouts must be reviewed by the BCIN Designer.** An attestation and signature from the designer is required such as "I have reviewed the Truss Layout and Floor layout and they have been coordinated with the drawings and found to be acceptable" Alternatively the above information could be fully provided on the plans that are sealed by the designer.

4. **LVL's/Wood Beams or Lintels bearing point loads** require design and review by an Engineer.

This means that an Engineer must seal the plan (architectural or structural) that denotes the LVL, to ensure that they have taken all loads into account. The Engineer can seal the plan with an asterisk that states: "Engineer approval for structural items marked with an asterisk only". All beams that support a point load are outside the scope of Part 9 of the OBC, and fall under Part 4 which requires Engineer Design.

LVL's that are supporting simple point loads and are simply supported (Example: Simple point load from one girder truss on exterior lintel) may be reviewed by a BCIN Designer.) LVL's that bear multiple point loads, complicated loads, or a

beam that supports both roof and floor load that is outside the scope of Part 9 of the OBC, will require Engineer approval.

LVL information noted above is required at the time of building permit application. This ensures that they are sized correctly, with the correct bearing, etc. prior to installation.

5. **Excavation Inspections** now require the footing forms to be installed with pad footings dug for inspection. The inspection will be time sensitive for the home builders and contractors. Inspectors will call in the morning to coordinate a time **for this type of inspection only**. **Builders must call and cancel if the inspection is not ready.**