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# ISLAND BUILDING RESOURCE



Architects Association of PEI  
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## Introduction

In Canada, each province and territory has regulations regarding its buildings to ensure quality work, consistent standards and safety for the public.

The Architects Act and the Engineering Profession Act are two pieces of legislation requiring all building types, with some exceptions, to be designed by a licensed architect, licensed engineer, or both. The table contained within this bulletin is intended to provide a summary of the requirements of these two provincial acts, adapted for your use, but is not an official determination of the requirements for a particular project. Some restrictions may apply concerning construction costs and building codes.

If you have any questions regarding requirements for a project, please contact a certified architect, professional engineer or one of the associations listed below. We would be pleased to answer your questions.



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Project Classification	Design or Review Required By		
	Architect	Engineer	Both
<b>Group A: Assembly Occupancy</b> <i>e.g. Churches, Theatre, Restaurant, Rinks, Meeting Halls</i>	Yes	Yes	Yes
<b>Group B: Care of Detention Occupancy</b> <i>e.g. Nursing Homes, Hospitals, Long-term Care Facilities</i>	Yes	Yes	Yes
<b>Group C: Residential Occupancy</b> <i>e.g. Single Family Home, Apartments, Hotels, Motels, Dormitories</i>			
Single family home not more than 3 storeys	No	No*	No
Side by side duplex not more than 3 storeys	No	No*	No
Row houses that: • are not more than 3 storeys and under 600 square meters total building area • have no dwelling unit above another dwelling unit	No	No*	No
Multi-unit buildings: • more than 600 square meters total building area • all over and under duplexes • over three storeys • all other multi-unit buildings	Yes	Yes	Yes
<b>Group D: Business and Personal Service Occupancy</b> <i>e.g. Barber, Dental &amp; Medical Office, Service Repair Business, etc.</i>	Yes	Yes	Yes
<b>Group E: Mercantile Occupancy</b> <i>e.g. Markets, Shops, Retail Outlets, Grocery Stores, etc.</i>	Yes	Yes	Yes
<b>Group F: Industrial Occupancy</b>			
Mining Facility	No	Yes	No
Agricultural/Fishing/Farming Building	No	No*	No
Other types – <i>e.g. Distilleries, Spray Painting Operations, Repair Garage, Wood-working Factories, Creameries, Food Production Facilities, etc.</i>	Yes	Yes	Yes
<b>Interior Fit-up / Renovation</b>			
<b>Residential</b> with no impact on structural integrity or fire safety.	No	No	No
<b>Non-residential</b> with any impact on the structural integrity or building safety • Fire safety system, suppression or fire separation • Main entrance or public corridor • Construction or location of exterior wall • Increase in usable floor space through the addition of mezzanine or similar element. <i>If yes to any of the above then an architect review or design is required.</i>	Yes	Yes	Yes
<b>Temporary Public Structures</b>			
Stages, tents, carnival rides (design and/or installation)	No	Yes	No

*This information has been adapted for your use from the Engineering Profession Act and the Architects Act of PEI*

\*Note: In this classification, the services of a professional engineer are required when total construction values are more than \$250,000.