

When Is A Building Permit Required?

A building permit is required to build/demolish/install the following:

Accessory Structure (shed, cabana, gazebo) greater than 10m² (107ft²) or any size if it includes plumbing

Addition to an existing building

Backflow Preventor

Balcony - Apartment/Condos - construct/repair/replace guards

Balcony - House - construct

Basement apartment

Below grade entrance (basement walkout)

Building greater than 10m² in area

Building/Structure of any size which contains **plumbing**

Change the use of a building

Communication / transmission towers (antenna) exceeding 16.6m in height above ground level

Deck, greater 0.61m (2 ft.) in height

Detached Garage

Doors - - add new or increase the size of existing

Dormers

Dust collector

Excavate a basement to increase existing headroom

Finishing basement that create living space (rooms)

Fire alarm system

Fire damage repair

Fireplace - **Gas** as a heating appliance

Fireplace - **wood burning**

Fire suppression systems

Furnace that is **changing fuel type**, efficiency or capacity

Garage

Gazebo greater than 10m² (107.64 ft²)

Geothermal systems

Generator - if connected to life safety equipment (fire alarm, emergency lighting)

HVAC (Heating, Ventilation and Air Conditioning) systems

When is a Building Permit Required

A building permit is required build/demolish/install the following (cont'd):

Interior alterations

Kitchen exhaust

Loading docks

Maglocks

Mezzanine

Parking structures e.g. its a parking lot with multi levels

Patio (i.e./ restaurant patios)

Plumbing fixtures (toilet, tub, sink, shower, etc) add, remove or relocate

Plumbing, drainage - install, replace or repair

Porch (covered)

Private sewage system - install, repair or repair

Recladding exterior building face - if changing material (ex: brick to stucco, siding to brick)

Roof - extend /alter (increase height/change slope)

Rooftop HVAC (Heating, Ventilation, and Air Conditioning) replacements

Satellite Dish - attached to a building **or** equal to or greater than 5m² (dish area)

Second unit (basement apartment)

Sewer systems - install, repair or repair

Shed greater than 10m² (107.64 ft²)

Site servicing

Skylights

Solar panels

Spray booths

Sprinklers

Sump Pumps - [Only properties that are in the Foundation Drainage Collector \(FDC\) System area](#)

Tents greater than 60m² combined (645.85 ft²)

Underpinning foundation walls

Weeping Tile Repairs/Changes - [Only properties that are in the Foundation Drainage Collector \(FDC\) System area](#)

Windows - add new or increase the size of existing

When is a Building Permit Required



A building permit is typically NOT required for the following:

Accessory Structure (shed, cabana, gazebo) less than 10m² (107 ft²) as long as it doesn't contain plumbing

Cabinetry/cupboards without plumbing

Concrete pad

Damp-proof basements

Deck less than 600mm (2 ft.) in height

Decorate

Doors – replace existing with same size

Driveway – widen or resurface

Eaves troughs, provided the drainage is contained within the property

Fence

Fireplace (decorative) gas

Furnace with the same efficiency as the furnace to be replaced and ducts remain unchanged

Gazebo less than 10m² (107.64ft²) with no plumbing

Landscaping work

Masonry repairs (minor)

Paint

Parking lots (without catch basins) new, expansion, paint new lines

Plumbing Fixture replacement in the same location (sink, tub, toilet, shower, etc)

Recladding with the same material (siding to siding, brick to brick)

Re-shingle a roof

Retaining wall less than 1m in height

Shed less than 10m² (107.64ft²) with no plumbing

Windows – replace existing with same size