

# You **do** need a Building Permit for the following projects:

## **New Construction:**

- Any new building greater than 10 m<sup>2</sup> (108 ft<sup>2</sup>) in size (the area of the building's footprint)
- Any new building that contains plumbing, irrespective of size
- Any addition to an existing building, irrespective of size
- Concrete porches
- Raised decks more than (24") above existing grade at any point
- Detached or attached garages and carports
- Solariums
- Addition of a dormer
- Sunrooms
- Installing or changing a swimming pool fence enclosure
- Tents (645 sq. ft. / 60 m<sup>2</sup> more ground area)

## **Demolition and Alterations:**

- Demolishing any building greater than 10m<sup>2</sup> (108 ft<sup>2</sup>) in size
- Adding, removing or altering a structural wall or column
- Adding, removing or altering a non-loadbearing partition
- Changing the use of a building
- Installing a basement entrance
- Relocating a Building
- Changing a fireplace from gas to wood or solid fuel burning
- Roughing in a bathroom or washroom
- Installing a fireplace or wood stove
- Renovating a dwelling to provide a full basement
- Construction separate rooms in a basement
- Installing an accessory apartment
- Installing any new plumbing piping
- Repairing or installing an on-site sewage system
- Connecting to municipal sanitary and storm sewers
- Installing a new furnace utilizing a new fuel source
- Installing an exterior sign
- An underground sprinkler system connected to building plumbing
- Installing a solar hot water system
- Recycling grey water to reduce water use
- Commercial roof-mounted [solar projects](#)
- Replacing an exterior wall or cladding

You need a building permit whether the work is on the interior or the exterior of the building or dwelling. You **can't** get an exemption if you're only doing construction inside a dwelling.

## You **don't** need a Building Permit for the following residential projects:

- Constructing detached accessory buildings less than 10m<sup>2</sup> (108 sq. ft.) in area\*
- Decks not adjacent to a building entrance that are less than 10m<sup>2</sup> (108 sq. ft.) in area
- Decks less than 600mm (24 inches) above existing grade at all locations
- Interior damp-proofing basements
- Replacing plumbing fixtures or water heaters
- Replacing a furnace or adding air conditioning units or a heat pump
- Electrical projects
- Kitchen or bathroom cupboards
- Painting and decorating
- Maintenance and repairs
- Replacing windows or doors
- Replacing roofing or shingles
- Fences other than a pool enclosure fence
- Retaining walls less than 1 meter in height
- Sidewalks, planters and landscaping
- Garden pergolas and gazebos that do not have a solid roof
- Ground or roof mounted solar photovoltaic panels