

When is a Building Permit required?

You will need a building permit for any of the following:

- construct a new building
- additions to any building having a combined area of 10m (108 sq. ft.) or more
- renovation or repair to a building
- demolish or remove all or a portion of a building
- change a building's use
- new or structural alterations to windows or doors
- build a garage, carport, shed, porch or sunroom
- excavate a basement or construct a foundation
- new or altered plumbing
- an accessory structure larger than 108 sq. ft. in area
- a deck more than 2 ft. above ground
- a wood burning stove or fireplace installation
- a basement entrance
- a second suite
- dormers or finishing of attic space
- installation, repair of storm, sanitary and water service
- finishing a basement or a portion thereof
- installation of cleanouts
- conversion from septic to sanitary sewer
- plumbing and / or drains (except replacing fixtures)
- insulating exterior walls when exterior or interior cladding is removed
- installation and repairs to sewage systems (septic systems and holding tanks)
- structural fire damage

- barns, pre-fabricated steel buildings, grain elevators etc,
- interior renovations within a floor area affecting fire separations, exits or structural capacity
- interior finishing of shell buildings for tenants (i.e. occupancies in commercial or industrial malls and office buildings, etc.)
- fire and water damage affecting interior renovations within a floor area affecting fire separations, exits or structural capacity
- tents greater than 645 sq. ft.
- installations and major alterations of sprinkler, standpipe, fire alarm or mechanical (HVAC) systems
- a swimming pool enclosure permit must be obtained from the Building Department for above-ground or in-ground swimming pools, whether or not there is an existing fence.
- any of the following designated structures:
 - retaining wall exceeding 3.2 ft in exposed height at or near public property
 - exterior storage tank and its supporting structure
 - solar collector that is mounted on a building and has a face area equal to or greater than 53.8 sq. ft.
 - wind turbine structure having a rated output of more than 3 kw
 - dish antenna mounted on a building with a face area equal to or greater than 53.8 sq. ft.
 - communication tower exceeding 53.13 ft
 - outdoor pool and outdoor spa (for public use)