When is a Building Permit NOT Required?

With the exception of heritage buildings, a building permit is not required in order to:

1. Replace existing, same size doors and windows, subject to distance from property lines.
2. Install siding on small residential buildings, subject to the distance from property lines.
3. Build a utility shed which is less than ten square metres that does not contain plumbing, subject to zoning bylaw restrictions.
4. Build a roofless deck under two feet above adjacent grade that is not attached to a building, subject to zoning by-Law restrictions.
5. Re-shingle a roof, provided there is no structural work.
6. Install eaves troughs, provided that the drainage is contained on your property.
7. Damp-proof basements.
8. Paint or decorate.
9. Reinstall or replace kitchen or bathroom cabinets without new plumbing.
10. Erect a fence, except for swimming pools and hot tubs which require a permit. Subject to fence bylaw restrictions.
11. Perform electrical work, subject to Electrical Safety Authority permit requirements.
12. Modify a life safety system or fire suppression system, such as fire alarms, sprinkler or standpipe, or fixed extinguishing systems limited to the following:
   a) Changing a heat detector to a smoke detector.
   b) Replacing a fire alarm panel for an existing like panel, such as the same model number or a single zone, to single zone.
   c) Replacement of like devices or internal system components such as power supply or batteries, CPU, boards, modules, or ionization smoke detector to photoelectric smoke detector.