



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.
 - d) Adding a new zone into an existing fire alarm system.