

**You need a building permit if you plan to:**

- construct a new building
- renovate, repair, or add to a building
- demolish or remove all or a portion of a building
- change a building's use
- install, change, or remove partitions and load-bearing walls
- make new openings for, or change the size of, doors and windows
- build a garage, balcony, or deck
- excavating a basement or construct a foundation
- install or modify heating, plumbing, air conditioning systems or fireplaces
- reconstruct a chimney
- erect a fence (including swimming pools/outside pools)

**You do not need a building permit to:**

- replace existing, same-size doors and windows, subject to distance from property lines
- install siding on small residential buildings, subject to distance from property lines
- build a roofless deck under two feet (0.61 metres) that is not attached to a building
- build a utility shed under 161 square feet (10x16, 12x12, 8x20), (15 sq.m.)\*
- shingle a roof, provided there is no structural work
- install eavestroughs, provided that drainage is contained on your property
- replace or increase insulation, dry-wall, or plaster
- damp-proof basements
- paint or decorate
- install kitchen or bathroom cupboards without plumbing
- electrical work (the Electrical Safety Authority, however, must inspect electrical installations)

\* As of April 29, 2022; you can build a shed with a floor area under 161 square feet (10x16, 12x12, 8x20,) without a building permit.

The shed must meet the following requirements:

1. be one storey
2. have no plumbing
3. not be attached to another structure
4. be intended for the use of the main building on the property (typically a house)

Sheds should be located at least 6 feet from houses and garages.

**What happens if you do not get a permit?**

If you start construction but do not have the necessary permits, you may be ordered to stop work, prosecuted, and even ordered to remove work already done. Contact your local civic centre if you are not sure whether you need a permit for your project.