

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
excavate a basement or construct a foundation
install or modify heating, plumbing, air conditioning systems or fireplaces
reconstruct a chimney.

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
erect a fence (except for swimming pools outside pools require permits)
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.